



DEPARTMENT OF BUILDINGS

CITY OF NEW YORK

---

ANNUAL REPORT

1963

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HON. ROBERT F. WAGNER

Mayor

HAROLD BIRNS

Commissioner

WILLIAM C. KANE  
Deputy Commissioner

JUDAH GRIBETZ  
Deputy Commissioner

JOSEPH FERRO  
Director of Operations



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THE CITY OF NEW YORK  
DEPARTMENT OF BUILDINGS

MANHATTAN  
MUNICIPAL BUILDING  
NEW YORK, N. Y., 10007

BRONX  
1922 ARTHUR AVENUE  
BRONX, N. Y., 10457

BROOKLYN  
MUNICIPAL BUILDING  
BROOKLYN, N. Y., 11201

QUEENS  
180-55 QUEENS BLVD.  
REX GARDENS, N. Y., 11484

RICHMOND  
BOROUGH HALL  
ST. GEORGE, N. Y., 10951

September 17, 1964

Hon. Robert F. Wagner  
Mayor of The City of New York  
City Hall  
New York 10007, N. Y.

Dear Mr. Mayor:

I am submitting herewith the annual report of the Department of Buildings for the year 1963 as required by Section 641-10.0 of the Administrative Code.

The details of this report describe a year of marked progress in improving housing conditions throughout the city, in assuring and facilitating the continuance of safe construction, and in advancing the administration of this department.

The diverse and broad areas of departmental activity, as reflected in this report, covering almost every aspect of housing and construction, are constantly being examined, evaluated, and coordinated for the most efficient administration of the department in the public interest.

It is noteworthy that these accomplishments have taken place despite chronic staff shortages and budgetary limitations.

I respectfully direct your attention to the following accomplishments, among others, for the year 1963:

In enforcing housing standards -

- 1 - Increased use of the Receivership Law as an accepted and proven tool in eliminating slum conditions;
- 2 - Initiated and expanded Cycle Inspections, i.e., building by building and apartment by apartment in substandard areas of the city;

AVERY ARCHITECTURAL AND FINE ARTS LIBRARY

GIFT OF SEYMOUR B. DURST OLD YORK LIBRARY

- 3 - Recorded more Housing violations than in any other year of departmental history;
- 4 - Referred more buildings to the City Rent and Rehabilitation Administration recommending rent reductions than in any other year of departmental history;
- 5 - Employed greater number of Housing inspectors at year's end than ever before;
- 6 - Substantially completed conversion of all Housing Division records and inspection activity from manual operation to electronic data processing;

In regulating and enforcing construction standards -

- 1 - Substantially progressed toward completion of a new Building Code;
- 2 - Trained the engineering and inspection staff in the application of the new "concrete code";
- 3 - Inaugurated the training of the engineering and inspection staff in the application of the advanced technology in the use of structural steel and structural aluminum as provided in the new amendments to the Building Code;
- 4 - Completed first full year's cycle survey of commercial and miscellaneous buildings;
- 5 - 8,095 new buildings were erected; an estimated 7,100 buildings were altered and 39,700 miscellaneous installations and minor alterations were made for a total estimated cost in excess of \$1,125,000,000.

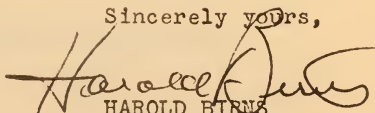


Hon. Robert F. Wagner

September 17, 1964

I wish to emphasize the valued and conscientious performance of duty by the 1,600 employees of this department - clerks, examiners, engineers, inspectors and other aids. In the performance of their daily tasks they insured the safety and proper maintenance for the millions of persons who dwell, work and seek recreation and education in the 808,547 buildings under the jurisdiction of this department.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Harold Birns", written in a cursive style.

HAROLD BIRNS  
Commissioner

Enc.



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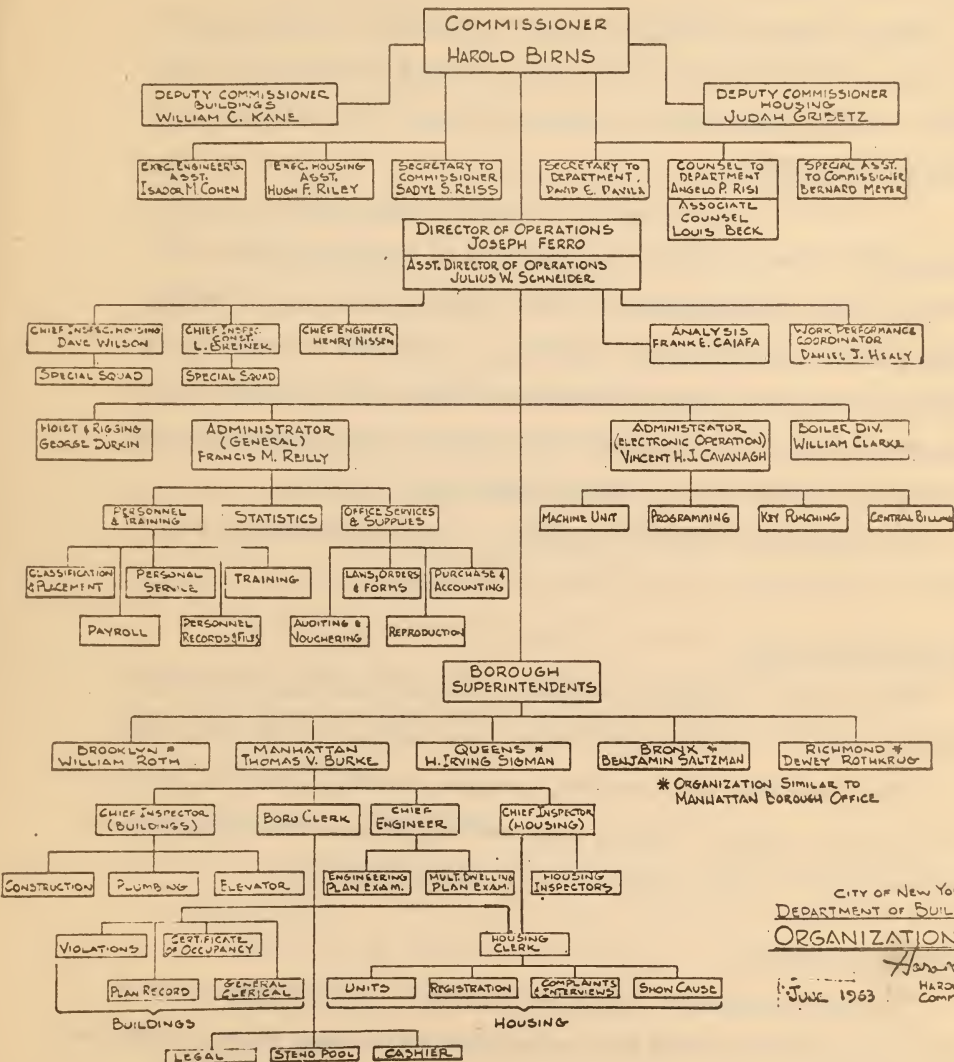
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## GENERAL





CITY OF NEW YORK  
DEPARTMENT OF BUILDINGS  
**ORGANIZATION CHART**  
*Harold Birns*  
JUNE 1963 HAROLD BIRNS  
COMMISSIONER

## SCOPE OF ACTIVITIES

The Department of Buildings in discharging prescribed duties strives to assure environmental health and safety for every man, woman and child within the city in the buildings where they find housing, employment, education and recreation.

In addition to responsibility for assuring proper standards in the construction of new buildings and alterations of existing buildings, the Department also enforces proper standards of maintenance, use, occupancy, safety, sanitary conditions and equipment. Criteria are contained in the Administrative Code, Multiple Dwelling Law, Multiple Dwelling Code, Labor Law, Zoning Resolution, and supplementary rules and regulations of the Department of Buildings and the Board of Standards and Appeals.

The Department of Buildings consists of two major divisions - the Division of Buildings and the Division of Housing.

### Division of Buildings

This Division, through its engineers, examiners and construction inspectors, approves, regulates and inspects new construction and alterations to existing buildings and structures, including elevators, plumbing, boilers and hoists and rigging. Existing structures are inspected for violations of the Administrative Code, Labor Law and the Zoning Resolution.

### Division of Housing

This Division, through its housing inspectors, conducts inspections of all multiple dwellings, some on a periodic basis and others whenever complaints are received, to insure safe and proper maintenance of such multiple dwellings; issues violations, maintains records pertaining to all activities, and initiates legal proceedings to enforce relevant sections of pertinent statutes and ordinances.

All other Department activities are intended to insure that the responsibilities charged to these Divisions are carried out.

Coordinating all Departmental activities is the Director of Operations. His office directs and administers all Departmental progress and activities, including personnel, management, budgetary matters, auditing and accounting operations, procurement of supplies and equipment, and the collecting of statistics, as will be discussed elsewhere herein.

The scope of the responsibilities of the Department of Buildings can be evaluated from the enormous inventory of buildings and structures used for a wide variety of purposes. As of December 31, 1963 the Department had jurisdiction over more than 800,000 buildings and structures. These structures not only house the city's population of 8,000,000, but provide work space for the city's residents as well as those from areas outside of city limits.

A tabulation indicating the classification and number of residents buildings, the number of apartments or "living units" and the number of commercial buildings and structures in the city is detailed herein.

#### Classification of Buildings

Buildings in New York City fall into three main classifications:

1. Residential - one family, one family and business, two family, two family and business, class "A" multiple dwellings, class "B" multiple dwellings, etc.
2. Commercial- stores, offices, factories, warehouses, garages, parking lots, service stations, etc.
3. Public - hospitals, schools, churches, theatres, museums, assembly halls, etc.

The Housing Division services the class "A" and class "B" multiple dwellings and the Building Division all other occupancies.

Class "A" multiple dwellings are residential buildings with three or more apartments that are used for permanent occupancy.

Class "B" multiple dwellings are residential buildings with rooms that are used primarily for transient occupancy.

Where a building's occupancy consists of both permanent and transient residencies, the major occupancy determines whether it is a class "A" or class "B".

## HISTORY OF NEW YORK BUILDING LAWS

- 1647 - First public regulation of building in New Amsterdam concerned construction and repair of chimneys. Smoke, fire and other problems caused by poorly constructed chimneys compelled adoption of our first building law.
- 1831 - Legislature created a Fire and Building Department.
- 1855 - Control over buildings began in Brooklyn, being exercised by Fire Wardens.
- 1860 - In New York a Building Code was adopted and a Department of Buildings created in each borough.
- 1901 - Passage of the Tenement House Act and creation of a Tenement House Department. A Bureau of Buildings created in each borough under the jurisdiction of the Borough President.

Tremendous tide of immigration in the 1880's caused one of the greatest "booms" ever seen in the construction of multi-family dwellings. These buildings are known now as "old law tenements". Subsequent overcrowding created slum conditions and brought about the appointment of a Commission in 1900 to study the problem and suggest remedial legislation.

This Commission's findings were incorporated in the "Tenement House Law", which also created the Tenement House Department. This legislation established

comparatively high standards for all newly constructed apartment houses and reasonably good standards for the improvement and proper maintenance of existing residential buildings arranged or designed for occupancy by three or more families.

1909 - Tenement House Law revised.

1915 - Building Code revised.

About the time the Tenement House Law became effective, the city adopted a standard building code. This code was amended several times and completely revised in 1915.

1916 - Building Zone Resolution Adopted.

In 1916, because of the intrusion of commercial enterprises, as well as objectionable industries into residential areas, the City, foreseeing the amorphous growth resulting from unplanned communities, adopted a zoning resolution. The first of its kind in the United States, it regulated and restricted the location of trades and industries and the location of buildings designed for specified uses. In addition, it established the boundaries of districts for said purposes.

1929 - Multiple Dwelling Law became effective, superseding the old Tenement House Law.

The first long step forward after 1901 was made with the enactment of the Multiple Dwelling Law in 1929. This law further restricted new construction and also contained a number of sections requiring alterations in existing structures to assure greater safety and improved sanitary conditions. However, because of depressed economic conditions, the date for these requirements was deferred until 1934.

1933 - Chapter 764 of the Laws of 1933 - certain functions heretofore exercised by the Tenement House Department transferred to the Department of Buildings in each borough.

Up until May, 1933, the Tenement House Department, in addition to supervising the maintenance of all tenement houses, also examined, passed upon and issued certificates of occupancy for new, altered or converted multiple dwellings. This examination was confined to the requirements of the Tenement House Act and its successor, the Multiple Dwelling Law, and did not embrace the construction of the building. The structural phases were examined and passed upon by the Department of Buildings in each

borough, thus making it necessary for architects or contractors to file plans in both the Tenement House Department and the Department of Buildings.

- 1938 - On January 1, 1938, the Tenement House Department of the City of New York ceased to exist. Under the terms of a new City Charter, it was merged with the Department of Buildings of the five boroughs in a new Department of Housing and Buildings.

In addition, a completely new building code became effective. It provided new modern standards for safe construction and design.

- 1941 - The Department continued enforcing the regular laws and regulations and in addition performed surveys vitally linked to the defense plan of the City.

Surveys were made, not only at the request of various Federal and Municipal authorities, but the department itself, anticipating the use of this vital information, initiated a great deal of work. The most important survey conducted by the department was made at the request of the Office of Civilian Defense and was completed by specially instructed personnel of the department who examined every building in the City of New York and made specific recommendations as to the safest portion of each type of building in case of an air raid.

1955 - Most far-reaching program of housing reform legislation ever proposed in New York City enacted by City Council.

Local Law enacted to centralize the powers and authority of the Department in its Commissioner. Name changed from Department of Housing and Buildings to Department of Buildings.

The City Council enacted a comprehensive multiple dwelling code. The Multiple Dwelling Code struck at the roots of major evils responsible for substandard housing conditions, fire and safety hazards and deterioration of buildings and neighborhoods in the city.

A local law was also enacted amending the City Charter to centralize the powers and authority of the Department in its Commissioner. The Borough Superintendents no longer possessed independent powers but passed on plans and performed other functions under the direction and control of the Commissioner as head of the department. The Commissioner was also authorized to assign to the Borough Superintendent of each borough, functions within the scope of the duties of the Division of Housing in each borough.

In order to prevent confusion with the New York City Housing Authority, and other agencies dealing with housing, the law changed the name from the Department of Housing and Buildings to the Department of Buildings.

1962  
1963

- The first installation and application in any major city in the United States of an electronic data - processing system to the control of the daily functions of a code enforcement or housing agency.

In 1962, the records of the Housing Division, borough of Manhattan, were converted to electronic processing. The borough of Bronx, Brooklyn and Queens were converted in 1963.

Data was abstracted from various records of the Housing Division so that the "memory cells" of the machine now possess an accurate history of each multiple dwelling in the five boroughs. Once this necessary data has been fed into the system future actions to be taken with respect to any building or buildings may be programmed to meet any requirements.

## **EXECUTIVE MANAGEMENT AND OPERATIONS**



## EXECUTIVE MANAGEMENT AND OPERATIONS

The Commissioner of Buildings, with the assistance of two Deputy Commissioners, one of whom is in charge of the Building Division and the other the Housing Division, makes all policy decisions for the Department. Since the area of responsibility is extremely extensive and varied, the need for decisions at the highest level is a daily occurrence.

Assigned to the Commissioner's office are an Executive Engineering Assistant, an Executive Housing Assistant, Counsel for the Department, and a technical staff who obtain and review the facts so that policy decisions can be made. The policy decisions of the Commissioner are then put into effect by the Operations staff.

### Bureau of Operations

The Bureau of Operations directs and coordinates the activities of the Department and implements policy set by the Commissioner. It oversees the functioning of all Department divisions. Its responsibility includes the issuance of Department memoranda and directives, the promulgation of Department procedures, assignment of personnel, training of personnel and work performance evaluation.

The operational arm of the Bureau consists of the Director, the Assistant Director and the Borough Superintendents assigned to head each borough office. Assisting them is a technical staff consisting of a Senior Civil Engineer, Chief Inspector of construction, Chief Inspector of Housing, an Analysis Unit, and a Work Performance Coordinator.

The technical staff evaluates the effectiveness of field operations; accumulates and compiles technical data for preparation of directives, procedures and manuals; provides overall direction and control of the inspection activities and office work.

In 1963 this Bureau completed and promulgated the following manuals:

1. "Manual for the Examination of Private Dwellings" - established a detailed uniform procedure for the examination of plans for private dwellings and enumerated all the requirements of the Administrative Code and the amended Zoning Resolution relative to such structures.
2. "IBM 1401 Manual" - established in detail clerical procedures compatible to electronic data processing, in addition to converting clerical supervisory units from geographical areas to functional units. Formerly, under the geographic units, one clerk handled a multitude of processes on each building case whereas under the functional unit system, each unit performs a particular function in all areas, thereby attaining better and greater productivity.

The technical staff also was engaged in the preparation of the following manuals to be issued in 1964:

1. "Manual of Procedure for the Processing of Multiple Dwelling Registration" - a uniform and detailed procedure for the registration of ownership and managing agents of multiple dwellings.

2. "Vacate Manual" - uniform and detailed procedure for the vacating of buildings that are unfit for human habitation, or are structurally unsafe.
3. "Complaint Manual for Housing Division" - a uniform and detailed procedure for the receiving, recording, and processing of complaints.

The Director, the Assistant Director, and the staff members attended intradepartmental and interdepartmental meetings throughout the year.

In addition to the manuals noted above, the Bureau during 1963 issued seven (7) Directives, seven (7) Procedures and twenty-nine (29) Intradepartmental Memoranda.

## Borough Superintendents' Meetings

Meetings of the Borough Superintendents take place monthly throughout the year. The Commissioner presides at these meetings, which are also attended by the Deputy Commissioners, the Director of Operations, the Assistant Director of Operations, the Executive Engineering Assistant, the Executive Housing Assistant, the Special Assistant to the Commissioner, the Chief Inspector of Housing (Operations), the Chief Inspector of Construction (Operations), the Senior Civil Engineer (Operations), the Administrators, a representative of the Analysis Unit and other key personnel.

The meetings consider:

Questions of interpretations of the Administrative Code, the Zoning Resolution, the Labor Law, the Multiple Dwelling Law, the Multiple Dwelling Code, rulings of the Board of Standards and Appeals, and intradepartmental directives and orders;

Issuance of instructions from the Commissioner and from the Director of Operations to the Borough Superintendents to implement departmental policies and insure uniformity of procedures throughout the City;

Necessity of initiating legislation to correct inequities in housing and building law or to further and promote changes that will result in greater safety or protection of the public; discussion of pending proposed legislation; discussion of any problems of administration, law enforcement, personnel, etc.

A file is kept of all Superintendents' meetings. Copies of minutes of the proceedings are distributed to all those present and appropriate communications are made to interested professional groups and societies.

## Executive Review of Superintendents' Rulings

In order to insure uniform interpretations of law and provide relief in cases of undue hardship as provided by the Charter a procedure for an executive review was established.

Any architect, engineer or owner may appeal from any ruling or interpretation of a Borough Superintendent to the Commissioner. Such appeal is accompanied by a report from the Borough Superintendent stating the reasons for his denial of the applicant's request and by memoranda from the applicant stating reasons why he believes his request should be granted. All of these appeals involve highly technical and complicated phases of the law which require thorough investigation. After study and consultation with staff, the Commissioner considers each application on an individual basis and renders his decision in writing, stating reasons for approval or disapproval.

The year 1963 saw a sharp rise in the number of appeals filed relative to zoning matters. This resulted from the new Zoning Resolution, which went into effect on December 15, 1961. The Department was flooded with applications filed prior to that date to take advantage of the old Zoning Resolution. In 1962, the Department began to process this unprecedented volume of applications. All applications filed in 1962 and 1963 came within the province of the new Zoning Resolution. Since the new Zoning Resolution is a voluminous document, containing complex matter regulating the use, bulk and location of all structures, both existing and proposed, in the City of New York, many novel questions of interpretation arose which had to be resolved at the executive level.

## Training and Indoctrination

Continuing our policy of improving services to the construction industry and attempting to improve the performance of our employees in both the Division of Buildings and the Division of Housing, indoctrination courses and courses of instruction in technical subjects were arranged by the Department for our Construction Inspectors, Engineering personnel and Housing Inspectors.

Local Law 74 for the year 1962 was approved by the Mayor on December 12, 1962, to amend the Administrative Code of the City of New York in relation to concrete construction. Reinforced concrete design and construction is at the present time the most popular method of construction used in the erection of multi-story residence buildings. Advances in the design and construction methods in the use of concrete as set forth in Local Law 74 of 1962, made it necessary that our Construction Inspectors and Engineering personnel be made fully aware of all the significant changes in the new law.

Accordingly, a course of instruction on "Field inspection aspects of reinforced concrete construction" was arranged for construction inspectors and engineering personnel. This course was given in conjunction with the Portland Cement Association, who supplied the instructors and the technical material to be used for reference purposes. Sessions were held in the auditorium of the Brooklyn Heights Branch of the Brooklyn Public Library during the month of March 1963.

The increase in budgeted housing inspectional force and the replacement of retiring and transferring or resigning of housing inspectors, necessitated the hiring of many new housing inspectors in the year 1963. These inspectors were given an indoctrination

course of seven (7) to ten (10) days prior to their assignment to borough offices for a field breaking in period of two (2) months. After the breaking in period, they are assigned normal field duty, and monthly reports are submitted by their supervisors to the Chief Inspector who is required to pass on the inspectors' acceptability at the termination of the six (6) months probationary period.

The introduction of the Electronic Data Processing (IBM 11401) into the Department in 1962 and its extension to all boroughs in 1963, has presented multifarious changes and problems in areas of procedure and method of reporting. This revolutionary approach in processing and maintaining Department records in the housing division has necessitated retraining of existing personnel in addition to the training of new personnel as Key punch operators, Console operators, programmers, etc.

### Training Clerical and Technical Staff in the IBM 1401 System

In preparation for the extension of the IBM 1401 system to the other borough offices (The Bronx, Brooklyn and Queens) visits were made to these offices, beginning in 1962, by the Bureau of Operations staff to give preliminary information on the system, its operation and its effect on current procedures.

Toward the end of 1962 a start was made in calling the staff from the boroughs to the central office for training as each borough's records were abstracted for inclusion in the 1401 system.

Borough staff called to central office in 1963 were given detailed, preliminary indoctrination in the machine and its operation. The staff was conducted through the machine area to see the 1401 in action with input and output material. They were given detailed written instructions for their daily tasks under the new system and were assigned to work in the functional units in Manhattan to get experience in processing machine material as it would come to their units when their borough went "on tape".

As each borough was converted to machine operation the Bureau of Operations staff went to the borough offices for follow-up and on-the-spot training of staff. During this period liaison staff from the City Administrator's office and the Bureau of the Budget gave important help and advice to help us accomplish the goals set for training of staff and eliminate operating "bugs". Meanwhile, in the EDP Unit itself, important training was also in progress to meet the needs of an expanding machine operation.

With the advent of 1963 we had completed placing Manhattan under data processing. It was anticipated that during the remainder of 1963 we would complete the boroughs of The Bronx, Queens and Brooklyn in that order.

It became apparent in the early part of the year that our technical staff was inadequate to cope with the many problems and work loads we must face. Of the 5 programmers, 2 were constantly assigned to machine operation, which left only 3 programmers to handle the many new programs plus revising the present programs.

A Supervising Tab Operator was assigned to the 1401 machine operation for training to relieve one of the programmers. This training period lasted approximately 6 months before the programmer was relieved. During the training period, in addition to his on-the-job training, the Supervising Tab Operator was sent to the IBM training center to attend classes in both Basic Computer Training and Console Operator.

As the city-wide operation increased, so did the electronic tapes. This required 2 additional technically trained employees - Console Operator and Tape Librarian. These 2 employees were selected after aptitude tests sponsored by IBM. Both employees were selected from the existing Data Processing Unit and they also satisfactorily completed the Basic Computer and Console Operator classes, in addition to on-the-job training in the machine unit.

By mid 1963 it was apparent that we could not accomplish in one machine shift the required output and that it would be necessary to project additional machine time. We acquired 2 new Tab Operators for training as machine operators to be used to staff the second shift. These employees had approximately 6 months on-the-job training and satisfactorily completed both Console and Basic Computer courses by IBM. A third Tab Operator was similarly trained as a stand-by in the event that either of the aforementioned was unable to perform the required tasks. As a result of this training, the second shift was operational as of January 1964, plus the release of one programmer from the 1401 machine unit.

Another technical operation within the Data Processing Unit is the Key Punch Section. Due to the demands by private industry for key punch operators it was very difficult to staff this Section with experienced or competent personnel.

Because of inexperience the training period of key punch operators not only covered key punch instructions, but in addition it embraced interpreting and transposing of written inspectional reports to key punch format.

The time required for training usually lasted three to four weeks. In order to maintain efficiency, approximately three weeks training was required for each employee in the other sections of the Data Processing Unit entailing semi-technical clerical personnel. These sections are Receiving, Verifying, Bursting and Decolating, and Mailing.

Additional programmers were needed in our expanded operations. It was therefore necessary to seek and train additional programmers. Two programmers were requested, but only one was recruited during 1963.

It takes approximately 6 months of on-the-job training, plus an intensive course at the IBM instruction center in both programming and machine operation before the trainee can prepare a simple program. The trainee's tenure with the Department is dependent on obtaining a passing grade at the IBM training institute and up to one year to prove his or her proficiency as a Department employee.

## Administration of Personnel and Budget

Intensive efforts were made during the 1963 year to fill all vacant positions essential for the operation of this department. This was accomplished, with the cooperation of the Department of Personnel, by expediting the certification of eligible lists. Where no eligible civil service list existed for a title, this Department utilized all possible means to recruit qualified personnel. The following appointments were made in the categories indicated:

Housing Inspector	-	77
Building Inspector	-	14
(Construction and other Titles)		
Plan Examination	-	10
Clerical	-	80
Key Punch Operator	-	<u>8</u>

Total Appointments 189

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The Department participated in the Mayor's Cooperative Education Program by the continued employment of ten student trainees. They are assigned general clerical duties in various sections of the department. The satisfactory work performance and general attitude, as reported by their supervisors, indicate the effectiveness of this program.

DEPARTMENT OF BUILDINGS

Budget For 1963-1964 As Modified

Summary of Appropriations by Major Program

1.	Executive and Management	\$	367,048
11.	Administrative Services		1,665,227
111.	Building Regulations		4,272,295
IV.	Improvement of Housing Conditions		3,450,210
V.	Special Services and Craftsmen's Licensing		218,329
VI.	Revision of Building Code		275,000
VII.	For Expansion of Activities		6,375

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TOTAL Department - Tax Levy \$10,254,484

TOTAL Personal Service 9,902,994

TOTAL Other than Personal  
Service 351,490

Maximum Personnel 1963-1964 ..... 1,642

PERSONNEL

The distribution of personnel is summarized in table below. These figures relate to personnel for the fiscal period of July 1, 1963 through June 30, 1964.

<u>Personnel</u>	<u>Budget Allowance</u>
Commissioner	1
Deputy Commissioners	2
Special Assistant to Commissioner	1
Secretary to the Commissioner of Buildings	1
Executive Engineering Assistant to Commissioner	1
Executive Housing Assistant to Commissioner	1
Secretary to Department	1
Secretary to Commissioner	1
Counsel	1
Attorney	1
Director of Operations	1
Assistant Director of Operations	1
Administrators	2
Borough Superintendents	5
Engineering	106
Inspectional	
Inspectors -- Building Division	404
Inspectors -- Housing Division	462
Administrative - Clerical	477
Stenographic - Typing	106
Other Personnel	<u>67</u>
	1,642

BUDGET  
TOTAL APPROPRIATION

Fiscal period July 1, 1963 - June 30, 1964 ..... \$10,254,484

Comparison of Positions Budgeted for the Last Five Years

<u>Fiscal Year</u>	<u>1963-64</u>	<u>1962-63</u>	<u>61-62</u>	<u>60-61</u>	<u>59-60</u>
Executive Management	20	19	16	15	15
Administrative Clerical	477	403	441	421	395
Stenographic and Typing	106	106	122	123	119
Engineering	106	108	98	88	63
Building Inspection	404	404	409	374	369
Housing Inspection	462	404	401	400	371
**Miscellaneous	67	42	28	33	33
Total Personnel	_____	_____	_____	_____	_____
Budgeted	1,642	1,486	1,515	1,454	1,365

The above listing of positions for the last five years shows the efforts made by the administration to improve law enforcing. The increased staff for the housing division is in conformance with the Mayor's policy of eliminating slums.

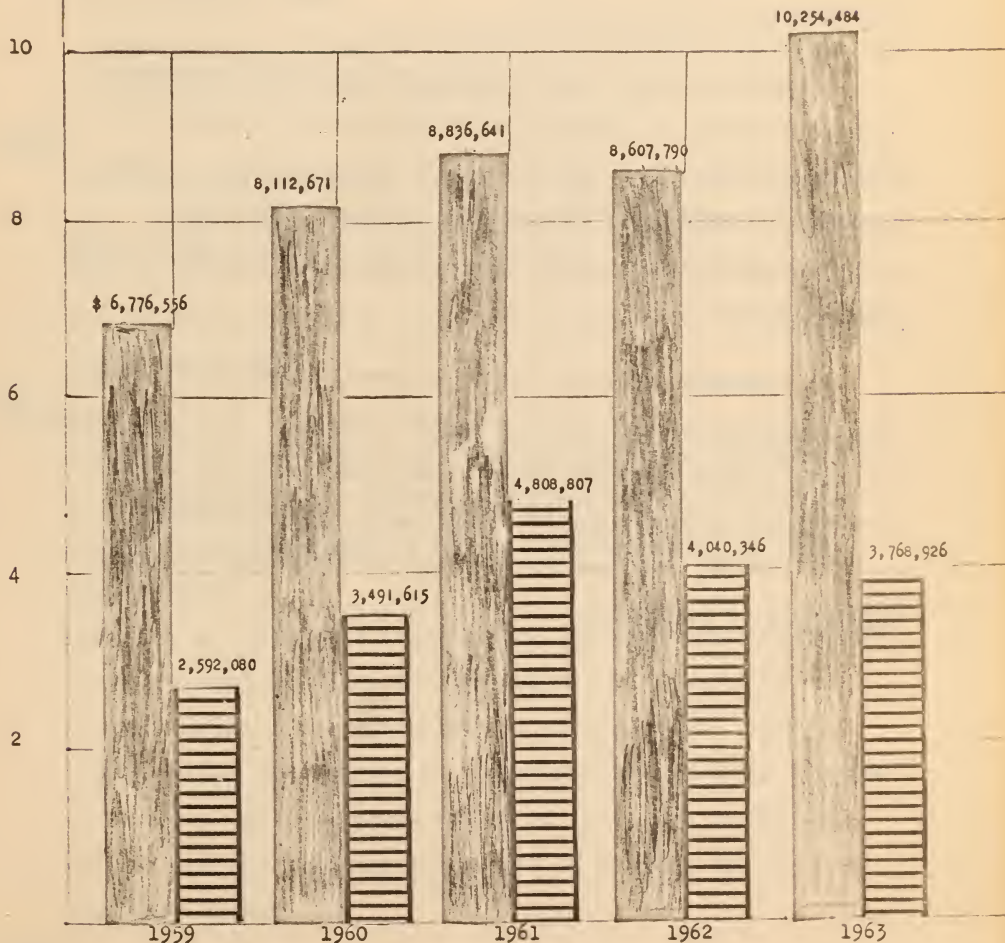
\*\*Miscellaneous includes Messengers, Process Servers, Motor Vehicle, Telephone, Photostat, and Key Punch Operators, Methods Analyst, and Statistician.

Millions  
of  
Dollars

BUDGET APPROPRIATIONS  
Vs.  
REVENUES COLLECTED N.Y.C.  
1959 - 1963

BUDGET  
APPROPRIATED

REVENUE  
COLLECTED



### Work Performance Program

The Work Performance Coordinator, under the supervision of the Director of Operations, prepares in coordination with the Departmental supervisory staff and the Bureau of the Budget the development of budgetary work units and manpower requirements of the Department.

A careful review and recasting of the Work Performance Program resulted in ensuring more accurate and uniform reporting of volume and time in regard to activities; a more accurate accounting of work units; precise performance evaluations; and more valid forecasting of anticipated accomplishments.

Information provided by the Electronic Data Processing Unit supplemented and replaced manual reports. The statistical information obtained through data processing was found more adaptable to the Department's needs in determining areas requiring improved operational services and optimum deployment of personnel.

## Legislation

The science of Building is not static; a short summary of the legislation enacted in 1963 is an indication of the progress in this field.

During 1963, the Department was called upon to review and comment on proposed local laws introduced in The City Council or recommended by the Mayor's Office, as amendments to the Building Code.

Following is a list and synopsis of such laws relating to building construction enacted during the year 1963:

### No. 17

Amends Section C26-466.1 of the New York City Administrative Code by requiring that particle size of vermiculite conform with the latest specifications of the American Society for Testing Materials which varied the standard in 1959 by bringing it up to date.

### No. 41

Amends Section C26-711.0 by requiring that the installation of residence warm air heating and air conditioning systems conform with the standards of the National Board of Fire Underwriters.

This law set standards liberalizing and standardizing clearances required for warm air heating and air conditioning systems having air temperatures at furnace outlet limited not to exceed 200 degrees F., thereby enabling these systems to be installed at a great saving of space and permitting more economical planning and layout of heating systems and adjoining spaces.

### No. 53

Adds C26-375.2, which permits the use of additional

aluminum alloys for structures and specifies the stresses that shall be used in their design. These alloys, used throughout the nation, have proven to be safe, satisfactory and economical. This law enables the further use of aluminum alloys as structural members and opens up a wide new field for change in the structural composition of planned buildings and structures.

No. 54

Amends Section C26-325.2 by specifying the physical properties, chemical composition and applicable specifications of the American Society for Testing Materials to which the aluminum alloys permitted in Local Law No. 53 shall conform.

No. 55

Amends Section C26-177.0 by extending the time of expiration of applications for which no permits have been issued. Applications which have been disapproved in part and upon which no further action has been taken by the applicant within two years after the notice of partial disapproval was given shall be considered as automatically withdrawn. Any such application upon which no action has been taken by the applicant within thirty months after the date of partial disapproval, shall, with its accompanying plans, be removed from the file and destroyed.

This change will grant builders and architects additional time to complete planning and processing of their applications which may have been delayed for reasons beyond their control.

No. 56

Amends Section C26-248.0 by permitting party walls in frame buildings to stop at the top of the roof boards where the roofs pitch at an angle of 20 degrees or more instead of 30 degrees or more.

This change results in both economy for the builder by allowing the party wall to finish at the top of the roof boards instead of two feet above the roof, and in design beauty by permitting graceful and continuous flow and expanse of peaked roofs. Parapet walls at the center of peaked roofs detract from the architectural beauty of a building. These benefits are gained without sacrificing any appreciable amount of safety which a party wall parapet may provide.

No. 57

Amends Section C26-368.0 by permitting increased stresses in steel beams encased in concrete which meet the minimum standards of Local Law. No. 74 of 1962. This section was changed to bring the concrete construction in line with the latest specifications to date of the American Concrete Institute.

No. 73

Amends various sections of the Administrative Code in relation to iron and steel construction to conform with the latest specifications of the American Institute of Steel Construction which is a nationally used and recognized standard.

These changes were made to create uniformity in the design fabrication and the use of iron and steel and to adopt the latest materials and methods of construction which have been developed and adopted by the American Institute of Steel Construction. This is another example of the effort made in New York City to provide the latest and best methods and materials for the construction industry.

## NEW BUILDING CODE

The New York City Building Code was originally written at the end of the last century. The last major revision was made during the period from 1928 to 1937, when the Commerce and Industry Association revised the Code through the medium of a number of volunteer committees.

During the intervening years great changes have occurred in all facets of the building industry. In the engineering profession new design methods have been developed which, if used properly, result in significant economies. New construction equipment and techniques can provide additional savings. As for the field of materials, the only adequate description of the change is - "revolutionary".

As a result of these developments, and the failure, in many instances, of the Code to keep pace, there had been a growing dissatisfaction with it. This dissatisfaction led Mayor Robert Wagner to authorize Peter J. Reidy, then Commissioner of Buildings, to study methods of revising the Code, and on February 25, 1960, the Commissioner asked the New York Building Congress to designate a small working committee to join him in a study of the problem. After careful consultation, the committee decided against attempting to rewrite the Code through the use of volunteer members of the building industry and voted instead to retain a local educational institution to conduct a preliminary study whose major purpose would be to outline an approach to the solution of the problem. The cost of the study was to be borne by the New York Building Congress, the Building Trades Employers Association, and the Investing Builders Association.

In February 1961, the Polytechnic Institute of Brooklyn began the study. During the course of the study the Institute staff received abundant help from representatives of all branches of the building industry, including the staff of the Building Department. As a consequence, the study was completed in July, 1961. It recommended that:

1. The New York City Building Code be completely rewritten. The new Code should provide for frequent periodic revision through a committee or board appointed solely for this purpose.
2. The new Code be a combination of performance and specification types with heavy emphasis on performance, wherever possible, and with liberal reference to accepted national standards.
3. The Building Officials Conference of America (BOCA) Basic Building Code be used as a guide for the development of the New York City Building Code.
4. The Code be rewritten by a private professional group such as an engineering company, architectural firm, educational institution or any combination of the three. Those rewriting the Code should work closely with the New York City Building Department. They should be supported, for review purposes, by volunteer committees composed of representatives of professional, trade, and industry associations.

The report was reviewed and accepted by the sponsoring agencies and submitted to the City. The reaction of the City officials was to propose that the Polytechnic undertake the responsibility

of writing the new Code. In April 1962, the Institute signed a contract with the City acting through the Commissioner of this department which called for the writing of a new Code, based upon the study recommendations, to be completed within three years. The building industry, through the same three organizations which paid for the study, agreed to underwrite legal expenses for the work.

The Polytechnic created an Executive Board of the men who had written the original report and employed a number of consulting engineering and architectural firms to assist in this work. These Consultants have the responsibility of conducting the necessary research and writing draft material in their respective areas under basic policies adopted by the Executive Board. The Board works with the consultants during preparation, reviews all written material, and will take final responsibility for the finished product. The entire Institute staff is available for incidental consulting as required.

The New York Building Congress has organized an Industry Advisory Committee, to consult with, assist, and advise the Polytechnic in creating the new Code. Comprised of 21 representatives of organizations from all phases of the building industry, including architects, engineers, contractors, labor and materials specialists, the Committee reviews all draft material. In addition, each member, acting as the spokesman for his organization, advises on policy, transmits ideas of

his membership and serves on sub-committees studying particularly difficult problems.

The Commissioner of the Department of Buildings also serves as Chairman of a New York City Advisory Committee made up of the commissioners of all City departments having degrees of responsibilities regarding buildings and the City Administrator's office. One gets an impression of the magnitude of the task with the realization that there are 17 members on this Committee. The Institute is working closely with each City Department, reviewing their problems and the best approaches to appropriate solutions through the medium of the new Code. Each Department made initial suggestions, sits in on subcommittee meetings where applicable, and reviews and criticizes all draft material. Evidence of the effectiveness of our work with these agencies can be found in a reduction in overlapping jurisdiction for the building industry in the Departments of Fire, Air Pollution, and Hospitals before the new Code is even finished.

With the exception of the organization of committees and subcommittees, the retaining of consultants and the preparation of 40% of the preliminary draft completed in the latter part of 1962, the following was accomplished in 1963:

1. All administrative and organization work has been completed.
2. All basic reference material and the great bulk of research and study preliminary to the writing of

the first drafts has been completed. Of course, research and study are a continuous process throughout the life of the project.

3. Many meetings for the purpose of discussion and review to implement the research and study for code drafting purposes have been held. The staff of the Polytechnic meets with its consultants twice a month, meetings with Industry Building Code Advisory Committee are held once a month. Several meetings have been held with the 16 city Departments concerned, about ten meetings have been held with subcommittees of the Industry Committee and the Polytechnic and its consultants have met with various individuals and committees representing industrial, professional and Government agencies within and outside the city.
4. The Department of Buildings, the Polytechnic and its consultants have made every endeavor to publicize the nature and scope of the project so that the public would be aware of its value to the city. This publicity has resulted in bringing in a great deal of additional valuable information.
5. The scope of the project has been increased to include provisions for noise control in multiple dwellings and for facilities for handicapped persons in public and commercial buildings; both of these provisions are comparatively new in building code projects.

6. The first draft of the following four articles for which relatively final conclusions have been reached were distributed. These articles include one on the architectural provisions, two on the structural provisions and one on the plumbing provisions.

- a. The architectural article deals with the classification of buildings by occupancy and also by type of construction. The classification by occupancy lists ten types of occupancy in place of the three types listed in the present Code, and ten classifications of construction instead of the six specified in the present Code. The increase in the types of occupancy and in the classifications of construction more accurately reflects the conditions throughout the building industry, will produce more uniform and consistent factors of safety in construction, will further economy in the cost of construction without sacrificing safety, will provide architects and engineers with greater latitude in the design of buildings and is in keeping with the provisions of the model building codes in the country.
- b. The structural articles cover the area of allowable loads in buildings and the design criteria for various types of construction. The allowable loads for all types of buildings have been updated and revised to

reflect the conditions encountered in modern structures. The design criteria for various types of construction embody the latest methods that have been proven and tested throughout the country and include such items as prestressed concrete, composite construction, the use of high strength steels, plastic design, folded plates, arched and curved concrete shells, and cable supported structures..

- c. The article for plumbing, drainage and gas piping, contains provisions for the use of modern materials such as copper tubing and plastic piping, more accurate methods for calculating the size of drainage and vent systems predicated on tests conducted by The National Bureau of Standards. To eliminate overlapping jurisdiction with regard to plumbing among several city departments and to introduce savings in construction and inspection time, divers items such as hospital plumbing, swimming pools, etc., have all been consolidated into one article.

- 7. It is estimated that fifty percent of the entire project is completed.

The format of the proposed code will differ considerably from that of the present code. It will consist of two parts; one part will be the text of the code proper, couched in broad performance type language, to afford the greatest degree of

flexibility possible; the other part, termed Reference Standards, will consist of more detailed specifications relating to the use and design of various materials such as steel, concrete, wood, etc., and will utilize nationally recognized standards. The first part can only be amended by legislative action; the second part will be amended and kept up to date by a special committee or board within the Department of Buildings created for that purpose. The first part will require minimal changes; most of the changes will take place in the second part to keep the code up to date and this will be effectuated by the special committee noted above. Such a procedure will require little lengthy legislative action and will be a great improvement over present procedure.

The situation which prompted the drafting of a new Building Code for the City of New York is not unique. Many municipalities throughout the nation have had to do the same in order to keep pace with the rapid changes of modern technology in the middle 20th century. We are well on the way toward producing a model new Building Code which will meet all of the goals visualized by the Department of Buildings and the City of New York and, which will be of inestimable value to the Industry, the professions and the public at large.

## INTERDEPARTMENTAL ACTIVITIES

The New York City Charter confers on the Department of Buildings exclusive jurisdiction over the design, inspection and construction of all structures within the City of New York. The carrying out of these functions to the best interests of the public involves the cooperation with other city agencies who are involved in any aspects of building construction or the occupancy of any buildings. The following is a list of the city agencies with which the Department of Buildings maintains the closest ties: Department of Air Pollution Control, Board of Standards and Appeals, City Planning Commission, Board of Education, Fire Department, Department of Health, Department of Highways, Department of Hospitals, Department of Licenses, Department of Marine and Aviation, Police Department, Department of Public Works, Department of Traffic, Transit Authority and Department of Water Supply, Gas and Electricity.

During 1963, the tempo of the Department's relations with other city agencies increased. This resulted from the adoption of the new City Charter which became effective on January 1, 1963, the adoption of the amended Zoning Resolution which became effective December 15, 1961, the preparation of a new Air Pollution Control Code, and the preparation of a new Code for proprietary hospitals and for proprietary nursing homes.

The new city Charter allocated many of the powers and functions previously vested in the office of the Borough Presidents to the Department of Highways and the Department of Public Works. These functions involve jurisdiction over sidewalks, street paving and sewers, all of which are of vital concern to the Department of Buildings and the building industry.

Many meetings were held with the Department of Highways and the Department of Public Works in order to coordinate the functions of all parties concerned. Procedures were established to insure that sidewalks and paving would be provided for all structures; we also revised our forms for a Permit and a Certificate of Occupancy to conform to the new procedure. We are continuing to pursue the problem of proposed buildings which do not have access to mapped streets as required by the General City Law, No. 36.

An agreement with the Department of Public Works was concluded designating it to act as agent for the Department of Buildings in the inspecting and approving the portion of sewer lines located between the building and the property line. The Department of Public Works already has jurisdiction of sewer lines outside the property line. This procedure will eliminate duplication of inspection and will centralize responsibility.

The amended Zoning Resolution grants to the Board of Standards and Appeals authority to extend the statutory limit for the completion of construction for applications filed under the old Zoning Resolution which expired on December 15, 1961. The expiration date for the completion of thousands of New Buildings and Alterations occurred in 1963. A special procedure with concurrence with the Board of Standards and Appeals was established to process the resulting flood of applications for extension of time to complete construction.

The Department of Air Pollution Control has a proposed Air Pollution Control Code under preparation through a grant from the United States Public Health Service. Since the Commissioner of Buildings is a member of the Board of Air Pollution Control to which the Charter has given jurisdiction to adopt rules regulating the emissions into the open air from any source, we have been working consistently and continuously through 1963 with the Department of Air Pollution Control for the purpose of producing a modern and effective Code that will serve as a model for municipalities throughout the country.

The Department of Hospitals has been preparing a Hospital code for Proprietary Hospitals and Proprietary Nursing Homes. Here too, there has been close liaison with the Department of Hospitals in the preparation of the Code by providing technical advice and assistance.

The City Planning Commission is empowered by the Amended Zoning Resolution to grant specified uses in certain districts in accordance with established criteria. The year 1963 was the first full year in which we had to process a substantial volume of applications for such uses. We established a procedure for expediting such applications with the City Planning Commission.

Because of the critical shortage of schools in the city the Commissioner and the Superintendent of Design, Construction and Physical Plant of the Board of Education met and agreed on a special program to expedite the processing of applications for portable prefabricated classrooms. Under this plan, personnel in our Bureau of Operations examined the structural features of the portable prefabricated classrooms, which were of unusual design and construction, on a city-wide basis and thus saved time and duplication of effort.

The Department of Licenses advised us that they were encountering some difficulties in issuing licenses for parking facilities for multiple dwellings in respect to the permissible number of spaces and the time limit for non-resident parking. After several discussions with them on the problem, we issued a memorandum to our personnel instructing them to specify the approved parking uses in detail on the Specification Sheet (which is part of every application) and also on the Certificate of Occupancy. We would then notify the

Department of Licenses of the approved parking use in detail as specified in our records. They in turn would incorporate this information in any license issued..

The instances cited above constitute a list of the major examples of the cooperative efforts undertaken during 1963 between our Department and other city agencies. There were many other instances of such cooperative efforts during 1963, too extensive to be enumerated in this report.

**DIVISION OF BUILDINGS**



IMPACT OF TECHNOLOGICAL DEVELOPMENTS  
ON BUILDING DIVISION ACTIVITIES

The Building Division of the Department of Buildings is charged with the responsibility for assuring that all building construction, including alterations, complies with accepted standards for safety.

The year 1963 imposed on the Building Division the increasing impact of the technological advance in building construction and design.

The scope of the laws enforced by the Building Division of the Department of Buildings is more extensive and detailed than that of the past. The technical field has greatly expanded and the need to protect the public against the extensive pressures of living in a densely populated community is now given greater consideration.

The Zoning Resolution in existence prior to the recent amended Zoning Resolution consisted of 70 (8" x 10") pages. The amended Zoning Resolution, exclusive of maps, consists of 260 (8½" x 14") pages. In other words, the new Zoning Resolution is 5½ times more voluminous than the Zoning Resolution in effect prior to December 15, 1961.

This new Zoning Resolution concerns itself not only with open spaces and heights of buildings, but with density in population and the performance of manufacturing plants in industrial areas. The performance standards limit the noise, vibration, smoke, odorous matter, radiation hazards, noxious matter and explosive hazards in industrial buildings.

The Zoning Resolution now includes provisions for accessory off-street parking and loading regulations so that the congestion of parking and trucking could be reduced. A special feature of the amended Zoning Resolution is the attempt to plan communities on the basis of use by specifying the districts where the various uses may be located, as compared to the previous zoning requirements which specified the uses excluded from each district.

It is only natural that a zoning resolution which is  $5\frac{1}{2}$  times more voluminous and which attempts to provide for a controlled, orderly development of a city the size of New York, imposes a much greater responsibility on the Commissioner of Buildings than the previous comparatively simple regulations affecting building construction prior to 1962. This new law has, because of its newness, required intensive study by the members of our staff. Further, the lack of court decisions has required the issuance of many individual interpretations not necessary in a well-established law.

The statement has been frequently made that the engineering subjects taught in our American colleges become antiquated within a period of ten years, so fast is the growth of our technological advancement. The pressures of new discoveries, newer and better materials have mandated the writing of a new building code.

The Code promulgated in 1916 was a small, compact handbook that could readily fit in anyone's pocket. This Code was superseded by a new Code in 1938 consisting of four volumes, each of which was more voluminous than the Code in effect prior to 1938.

The proposed new Code, judged from some of the preliminary sections, will be a more scientific document, covering many more materials with the need to refer to recognized national standards in order to limit the volume of the Code to a reasonable size. Even the amendments to the present Administrative Code, enacted during 1963, relating to structural steel and the use of plain and reinforced concrete are much more comprehensive and of greater length than the previous sections. Stricter controls for the manufacture of both structural steel and reinforced concrete are now provided for. Because of these controls and the greater knowledge of these materials, the engineering theories in these areas are now of greater complexity and they are more laborious in their application. This is necessitated by the use of higher stresses and more efficient use of the materials in question.

The net effect of these changed laws and requirements is the increased necessity for our engineering and technical staff to continuously update their technical knowledge. Greater effort and time are required for the proper examination of plans and inspections of construction. The security of life and limb and property necessitate these steps, particularly since the new theories, because of their greater accuracy, permit the full utilization of the strength of these materials and are, in effect, reducing the factor of safety.

In order to keep our staff alerted to these technical advancements, the Department of Buildings arranged in 1963 a series of courses in the inspection, control and design of plain and reinforced concrete and of the new structural steels now commonly

available to the construction industry. These courses were sponsored and arranged for by the Department of Buildings. Because of the timeliness and subject matter of these courses, many engineers and architects employed by other city agencies requested and received permission to attend.

### CONSTRUCTION ACTIVITY

During 1963 applications filed for construction of new buildings increased substantially over 1962.

<u>Year Filed</u>	<u>New Bldg. Appl.</u>	<u>Estimated Cost</u>
1962	4,265	\$ 400,909,199
1963	7,263	546,881,533
Increase	70.3%	36.4%

It is interesting to note that 23,355 applications were filed in 1961 for new buildings. As stated herein, this abnormally large volume of applications was filed in 1961 in order to take advantage of the far less stringent provisions of the (expiring) Zoning Resolution rather than the restrictive provisions of the "new" Zoning Resolution.

The increase in filings from 4,265 new building applications in 1962 to 7,263 in 1963 may indicate a trend toward recovery to the normal years preceding 1961. This becomes evident when we note that during 1960, 9437 new building applications were filed.

The estimated cost of new buildings completed during 1963 also showed a substantial increase over that of 1962.

<u>Year Completed</u>	<u>Estimated Cost</u>
1962	\$ 714,022,173
1963	898,625,786
Increase	25.9%

This increase, at least in part can be attributed to the critical date of December 15, 1963. This was the cut off date for completion of new buildings filed to take advantage of the Old Zoning Resolution rather than the more restrictive provisions, of the "new" Zoning Resolution. A flurry of activity preceded that date as builders strove to complete buildings under construction and architects and owners obtained last minute approvals and permits in order to qualify for an extension of time by the Board of Standards and Appeals.

During 1963 applications filed for construction and miscellaneous work also increased substantially over 1962. Included in this category are filings for new buildings, alterations, elevators, plumbing, fuel oil equipment and sprinkler systems.

Year Filed	Total Appl. Filed	Estimated Costs
1962	51,422	\$ 655,932,000
1963	53,433	795,699,205
Increase	3.9%	21.3%

Again it is interesting to note that in the peak year of 1961, 79,310 applications were filed in this category and that the increase in 1963 over 1962 indicates a trend to recovery to the normal years preceding 1961.

### PLAN EXAMINATION ACTIVITY

During 1963 the Department engineers and plan examiners examined 32,810 applications for construction work of an estimated cost of \$901,254,623.

The following table shows the annual plan examination activity for the past five years.

	<u>Number of Plans Examined</u>				
	<u>1963</u>	<u>1962</u>	<u>1961</u>	<u>1960</u>	<u>1959</u>
New Bldg. Plans	10,003	14,601	15,117	10,753	13,466
Alteration Plans	8,465	9,351	10,141	10,162	9,611
Misc. Plans	14,342	15,023	14,183	15,870	15,775
TOTAL PLANS EXAM.	32,810	38,975	39,441	36,785	38,852
Amendments Exam.	47,959	45,679	36,878	33,660	32,671

### Total Cost of Construction of Plans Filed

1963 . . . . .	\$901,254,623
1962 . . . . .	\$1,338,242,096
1961 . . . . .	\$1,384,512,124
1960 . . . . .	\$1,347,892,914
1959 . . . . .	\$906,921,179

The number of plans examined dropped to 32,810 in 1963 from a high of 39,441 in 1961. This was compensated, in substantial measure, by an increase in the number of amendments examined from 36,878 in 1961 to 47,959 in 1963. In the main, the increase reflects the rush of filing to meet the effective date

of the "new" Zoning Resolution. Most of the amendments were so extensive as to approximate complete new designs requiring reexamination.

The applications examined in 1963 included 10,856 multiple dwellings, involving construction work estimated at \$246,862,834. The multiple dwellings required examination by plan examiners who are specialists in the Multiple Dwelling Law requirements as well as engineer plan examiners.

Of the data shown in the preceding table of the total number and cost of plans examined, the following table indicates the number and cost of the multiple dwelling plans filed and examined by the multiple dwelling division.

<u>Number of Multiple Dwelling Plans Examined</u>					
	<u>1963</u>	<u>1962</u>	<u>1961</u>	<u>1960</u>	<u>1959</u>
New Bldg. Plans	497	1023	1252	627	538
Alteration Plans	2986	3343	3891	4137	3889
Misc. Plans	7373	6795	8260	17,116	13,495
TOTAL PLANS EXAM.	10,856	11,161	13,403	21,880	17,922
Amendments Exam.	11,262	8,952	9,040	7,896	6,484

Estimated Cost of Plans Examined

1963 . . . . .	\$246,862,834
1962 . . . . .	\$529,487,458
1961 . . . . .	\$911,636,576
1960 . . . . .	\$677,667,692
1959 . . . . .	\$419,509,885

The fluctuations parallel those of the construction plan examination activity, and for the same reasons.

## INSPECTION ACTIVITY

The Building Division inspection activity is divided into five basic sections; Construction, Plumbing, Elevator, Boiler, Hoists and Rigging, with the inspections in each performed by inspectors with respective specialty qualifications.

### Construction Inspections

The construction inspectors performed 255,611 inspections during 1963. The construction inspection activity for the past 5 years is shown in the following table:

The Volume of Construction Inspections

1959 - 1963

	<u>1963</u>	<u>1962</u>	<u>1961</u>	<u>1960</u>	<u>1959</u>
New Buildings	99,552	100,932	98,376	93,375	86,870
Alterations	51,597	56,179	58,610	57,351	54,436
Building Notices	15,569	15,154	16,428	18,960	15,876
Demolished Bldgs.	2,988	3,999	4,435	4,588	4,941
Certs. of Occupancy	12,904	13,549	13,530	14,633	15,965
Complaints	14,996	17,612	25,724	17,183	18,637
Reinspections (Viols.)	31,503	31,286	31,397	27,062	27,611
Other Inspections	<u>26,502</u>	<u>28,465</u>	<u>35,039</u>	<u>33,795</u>	<u>31,674</u>
Total Inspections	255,611	267,176	283,539	266,947	256,010

The following table indicates the total number of construction inspections made in each borough during 1963:

<u>Inspections</u>	<u>Manhattan</u>	<u>Bronx</u>	<u>Brooklyn</u>	<u>Queens</u>	<u>Richmond</u>	<u>NYC</u>
New Buildings	14,819	16,282	28,904	25,841	13,706	99,552
Alterations	24,056	4,949	11,079	8,487	3,026	51,597
Building Notices	8,531	1,542	2,627	2,426	443	15,569
Demolished Buildings	1,046	316	686	742	198	2,988
Public Assembly	2,252	1,007	1,474	1,243	167	6,143
Certs. of Occupancy	534	2,658	3,506	2,893	3,313	12,904
Complaints	3,458	1,976	4,185	3,996	1,381	14,996
Reinspections (Viols.)	15,004	3,667	7,435	3,989	1,408	31,503
Other Inspections	<u>6,503</u>	<u>3,098</u>	<u>5,992</u>	<u>4,128</u>	<u>638</u>	<u>20,359</u>
Total Inspections	76,203	35,495	65,888	53,745	24,280	255,611
Total Visits	72,718	28,589	52,558	53,412	24,122	231,399

The following table indicates the total number of plumbing inspections made in each borough during 1963.

<u>Inspection</u>	<u>Man.</u>	<u>Bx.</u>	<u>Bklyn</u>	<u>Queens</u>	<u>Ric.</u>	<u>Total</u>
New Buildings	1,761	5,656	8,880	5,630	3903	25,830
Alteration	3,306	1,523	4,626	2,257	1151	12,863
Building Notice	1,445	383	946	794	161	3,729
Fuel Oil-Oil Burner	1,941	1,691	2,823	3,090	756	10,301
Complaints	744	642	957	1,632	64	4,039
Violation Reinspection	3,534	725	929	1,547	65	6,850
Plumbing Repair Application	4,613	2,786	6,037	3,762	1079	18,277
Other Inspections	5,103	2,000	1,870	524	1863	11,360
Total Inspections	22,497	15,406	27,068	19,236	9042	93,249
Total Visits	16,644	12,994	22,704	19,100	8959	80,401

## Elevator Inspections

The elevator inspectors made 109,733 inspections, which included 16,042 tests. The elevator inspection activity for the past five years is shown in the following table:

### The Volume of City-wide Elevator Inspections

1959 - 1963

	<u>1963</u>	<u>1962</u>	<u>1961</u>	<u>1960</u>	<u>1959</u>
New Buildings	1,441	1,089	897	645	772
Alterations	3	4	19	10	12
Bldg. Notices	39	36	13	131	219
*Tests (1st year)	4,173	3,217	3,528	2,342	3,218
Tests (2nd year)	10,386	11,124	10,817	8,393	9,702
Total Tests	16,042	15,470	15,274	11,521	13,923
Certs. of Occupancy	704	586	542	401	354
Accidents	140	137	132	137	134
Complaints	3,623	3,673	3,356	2,853	2,596
Vio. Reinspection	10,363	7,572	8,398	8,509	8,464
Mandatory Reinspect.	68,315	72,708	71,855	77,210	81,938
Other Inspections	10,546	10,357	9,947	8,027	9,957
Total Inspections	93,691	95,033	94,230	97,137	103,443
Total Inspections and Tests	110,503 109,733	108,658 109,504		117,366	

\*Elevators installed after December 31, 1931 must be tested once a year. Others must be tested at least once in two years.

The number of passenger elevators increased over the last five years. The number of freight elevators shows a slight decline in each of those years. Because New York City is the management center of the United States, if not, in fact, the entire world, high rise buildings containing office and management personnel are continuously being erected, and adequate passenger elevator service must be provided.

The trend in new manufacturing buildings and other structures for heavy industry is to erect one-story structures, usually covering a large area, so that all operations can be concentrated on one floor. Thus, freight elevators are not required and consequently, the figures show a slight drop in the last five-year period.

The following is a table of the number of elevators in the City of New York, by type, for the past five years.

Total Number of Elevators  
in New York City  
by Type  
1959 - 1963

<u>Elevators</u>	<u>1963</u>	<u>1962</u>	<u>1961</u>	<u>1960</u>	<u>1959</u>
Passenger	38,950	37,812	37,093	36,243	35,788
Freight	8,012	8,021	8,090	8,116	8,211
Sidewalk	3,621	3,666	3,730	3,774	3,829
<u>Total</u>	<u>50,583</u>	<u>49,499</u>	<u>48,913</u>	<u>48,133</u>	<u>47,828</u>
Escalators	708	656	609	577	548
Inclinators	254	238	230	219	209

The following table indicates the total number of tests and elevator inspections, made in each borough during 1963:

	<u>Manhattan</u>	<u>Bronx</u>	<u>Brooklyn</u>	<u>Queens</u>	<u>Rich.</u>	<u>Totals</u>
Complaints	2,343	461	524	291	4	3,623
Violation reinspections	7,808	554	1,444	528	29	10,363
Mandatory reinspections	41,997	7,797	10,775	6,687	1,059	68,315
Other inspections	<u>9,098</u>	<u>182</u>	<u>1,766</u>	<u>289</u>	<u>55</u>	<u>11,390</u>
Total inspections	61,246	8,994	14,509	7,795	1,147	93,691
Tests	<u>10,340</u>	<u>1,858</u>	<u>2,332</u>	<u>1,303</u>	<u>209</u>	<u>16,042</u>
Total inspections and tests	<u>71,586</u>	<u>10,852</u>	<u>16,841</u>	<u>9,098</u>	<u>1,356</u>	<u>109,733</u>
Total visits	38,641	7,375	8,438	6,397	750	61,601

The Elevator Section inspects amusement rides throughout the city. The best known places containing these rides are Coney Island, Playland in Rockaway and Freedomland in the Bronx, which contain the following number of amusement rides:

Coney Island - 141

Playland - 25

Freedomland - 29

In addition, there are throughout the boroughs, in isolated areas of the city, the following number of amusement rides:

Brooklyn - 36      Bronx - 29

Queens - 66      Richmond - 22

Manhattan - 1

### Boiler Section

During 1963, the Boiler Section inspected 29,448 boilers and issued 8,445 licenses for Stationary and Portable Engineers, Motor Power Operator and Oil Burner Installer. Original inspection certificates for the operation of 1,514 new boilers of the type over which this section has jurisdiction were issued.

The following is a table of the Boiler Section activity over the past five years:

#### Boiler Section Statistics 1959 - 1963

	<u>1963</u>	<u>1962</u>	<u>1961</u>	<u>1960</u>	<u>1959</u>
Number of Inspections	29,448	35,997	34,461	34,113	36,053
" " Lic. Issued	8,445	8,630	8,919	9,041	8,380
" " Certificates Issued	1,514	1,115	1,160	1,468	5,944

The Boiler Section this year inspected 10,933 high pressure boilers which includes 5,321 miniature boilers. The remaining inspections were of other commercial and multiple dwelling low pressure boilers to the limit of capability of our inspection personnel.

### HOISTING MACHINERY INSPECTIONS

The Hoist and Rigging Section inspects machinery and equipment which is used for hoisting purposes. It regulates the activities of riggers and sign hangers and issues licenses and renewals to those qualified to perform this work.

During 1963, 4,663 inspections were made and 1,367 licenses were issued or renewed. The activities during the past five years are tabulated in the following tables.

#### Hoisting and Rigging Statistics 1959 - 1963

<u>Inspections</u>	<u>1963</u>	<u>1962</u>	<u>1961</u>	<u>1960</u>	<u>1959</u>
Complaints Investigated	85	72	46	52	64
Accidents Investigated	17	32	12	12	8
Regular Inspections	<u>4,561</u>	<u>3,781</u>	<u>3,287</u>	<u>3,782</u>	<u>3,913</u>
Total	4,663	3,885	3,345	3,846	3,985
<u>Licenses Issued and Renewed</u>	<u>1963</u>	<u>1962</u>	<u>1961</u>	<u>1960</u>	<u>1959</u>
Special Rigger	1,255	1,327	1,403	1,474	1,517
Master Rigger	42	42	43	47	49
Master Sign Hanger	52	42	44	40	45
Special Sign Hanger	<u>18</u>	<u>17</u>	<u>19</u>	<u>13</u>	<u>11</u>
Total	1,367	1,428	1,509	1,574	1,622

The gradual decrease over the five year period from 1,622 in 1959 to 1,367 in 1964 in the number of licenses reflects the more stringent qualification requirements which have been enacted in recent years.

## Demolition

During 1963, 3649 buildings were demolished. The number of buildings demolished in the past 5 years is shown in the following table:

The Number and Type of  
Buildings Demolished  
New York City  
1959 - 1963

<u>Type of Building</u>	<u>1963</u>	<u>1962</u>	<u>1961</u>	<u>1960</u>	<u>1959</u>
One and two Family	1,728	1,891	1,176	1,103	1,390
One and two Family with Business (10,173 Apts.)	(7,798)	(18,713)	(18,713)	(16,087)	
Class "A" M.D.	1,006	1,194	1,457	1,647	1,485
Class "B" Structures	184	163	383	370	263
Total Residence Bldgs.	2,989	3,287	3,038	3,163	3,257
Total Accessory to Private Dwellings	144	70	34	69	105
Total Commercial Bldgs.	451	565	472	513	751
Total Public Buildings	65	104	91	118	117
Total All Buildings	3,649	4,026	3,635	3,863	4,230

The total number of buildings demolished dropped from a high of 4,230 in 1959 to 3,649 in 1963. It is significant to note that buildings in the larger categories, such as public buildings, commercial buildings and Class "B" multiple dwellings showed the greatest percentage in drop of total demolitions. This can be attributed, in part, to two reasons. Replacement costs of large buildings has substantially increased in the past few years, due to rising costs of labor and material and the new

Zoning Law which, in most cases, places more severe restrictions on the use of the land also requires larger lot areas for structures containing the same building area as those which they are to replace.

#### Cycle Inspection - Commercial Buildings

The year 1963 saw the completion of the first full year of cycle survey inspections of commercial and miscellaneous buildings. This cycle survey program was started late in 1962 and was authorized by the Administration when it was recognized that inspections of these buildings was long overdue.

The passage of time, constant use and the enactment during the years of legislation affecting these buildings demanded that all buildings in this category be inspected.

A special cycle survey squad of construction inspectors was recruited in the Boroughs of Manhattan, Brooklyn, Queens and Bronx for the purpose of concentrating on commercial and miscellaneous buildings, and in the year 1962 the cycle survey was instituted.

During 1963, 3339 man days were devoted to this cycle inspection program, 9208 inspections were made in 8667 buildings and 2629 violations were reported.

### COMPLAINT ACTIVITY

The Building Division handles complaints regarding all buildings, except maintenance and occupancy complaints in multiple dwellings, which are handled by the Housing Division. During 1963, 25,401 complaints were received. 22,711 complaints were dismissed and 18,980 complaints were pending at the end of the year.

The following is a tabulation of the complaint activity over the past five years.

Building Division Complaints  
Received and Dismissed  
1959 - 1963

	<u>1963</u>	<u>1962</u>	<u>1961</u>	<u>1960</u>	<u>1959</u>
Complaints Received	25,401	22,559	31,920	25,915	24,133
Complaints Dismissed	22,711	21,115	27,604	23,370	23,114
Complaints Pending	18,980	16,290	14,846	10,530	7,985

Referrals from other Departments, based principally on observations by their inspectors, are classified and processed as complaints. These referrals are rapidly increasing, especially those from the Fire Department under a program of house-to-house inspections by fire house personnel.

### Enforcement Activity

The inspectors in the Building Division in the course of the routine work of inspecting buildings being constructed or altered and of investigating complaints, report violations of law against the particular building or site where such violation exists. If any condition is found to be imminently dangerous or hazardous immediate remedial action is taken by the Department.

The issuance of the violation is followed after a reasonable time by a show cause hearing. The purpose of this hearing is to determine the person responsible for the compliance and to explain the proper method of compliance with the violation.

After the show cause hearing, usually within thirty days, a reinspection is ordered. Should the reinspection disclose that the violation is not complied with, court action is instituted.

### Violation Activity

In 1963, a total of 29,037 violations were filed in the Building Division. In 1959, 24,135 violations were filed in Building Division. This increase indicates a continuous stepped up drive in enforcement activities.

Number and Type  
of Violations Filed  
1959 - 1963

	<u>1963</u>	<u>1962</u>	<u>1961</u>	<u>1960</u>	<u>1959</u>
Const. Violations	17,063	15,463	15,763	13,188	13,994
Illuminated Sign	756	661	719	928	950
Zone	790	332	486	581	504
Elevator	5,532	4,441	3,703	3,905	4,431
Plumbing	4,105	5,035	3,401	3,891	3,480
Unsafe	<u>791</u>	<u>835</u>	<u>783</u>	<u>943</u>	<u>776</u>
Total	29,037	26,767	24,855	23,436	24,135

The number of construction violations filed increased from 13,994 in 1959 to 17,063 in 1963. This increase can be partly attributed to our cycle survey inspection program of commercial and miscellaneous buildings. Due to the large amount of construction activity and inspection staff limitations these buildings were previously inspected only on the basis of complaints, as a result many of these 70,000 structures had not been inspected for many years.

The number of Zoning violations filed in 1963 also increased substantially over 1959, 790 being filed in 1963, and 504 filed in 1959. This increase can be partly attributed to the new Zoning Resolution which went into effect December 15, 1961. The provisions of this new Zoning Resolution are more restrictive than those of the old Zoning Resolution, hence our inspectors are continuously on the alert for violations of its provisions.

During 1963, 26,609 violations were dismissed. The following is a table showing violation dismissals during the last five years.

The Number and Type  
of Violations Dismissed  
1959 - 1963

	<u>1963</u>	<u>1962</u>	<u>1961</u>	<u>1960</u>	<u>1959</u>
Const. Violations	14,799	14,539	13,470	13,001	14,127
Illuminated Sign	692	602	849	958	943
Zone	474	509	618	478	596
Elevator	5,119	4,105	4,011	3,926	4,360
Plumbing	4,574	3,828	4,044	3,322	2,321
Unsafe	<u>951</u>	<u>808</u>	<u>813</u>	<u>746</u>	<u>726</u>
Total Vio. Dismissed	26,609	24,391	23,805	22,431	23,073

The number of violations dismissed in the Building Division in 1963 was 26,609 as compared to 23,073 violations dismissed in 1959. The chart of violations dismissed shows a gradual increase in number of dismissal over the five year period 1959 to 1963. These statistics indicate an increase in the rate of compliance and are significant in that they show for the year 1963 total dismissals approximated total violations filed. During 1963, 26,609 violations were dismissed and 29,037 violations were filed; thereby adding 2,428 violations to our inventory of pending violations.

At the end of 1963, there were 27,474 violations pending. The following is a table showing numbers of violations pending at years end during the past five years.

Number and Type  
of Pending Violations  
1959 - 1963

	<u>1963</u>	<u>1962</u>	<u>1961</u>	<u>1960</u>	<u>1959</u>
Const. Violations	19,649	17,385	16,461	14,168	13,981
Illuminated Sign	543	479	420	550	580
Zone	891	575	752	884	781
Elevator	1,693	1,280	944	1,252	1,273
Plumbing	3,833	4,302	3,095	3,738	3,169
Unsafe	<u>865</u>	<u>1,025</u>	<u>998</u>	<u>1,028</u>	<u>831</u>
Total Pending Viol.	27,474	25,046	22,670	21,620	20,615

The number and type of pending violations shows an increase in total pending violations. In 1959, 20,615 violations were pending in the Building Division as compared to 27,474 in 1963. A slight increase is shown in each of the categories listed, except illuminated sign violations for the five year period.

These figures indicate that the Department could not in the last five years obtain compliance with Building division violations as fast as they were being placed. Considerable effort must now be exerted by our personnel to reverse this trend and it is hoped that the statistics for 1964 will show a reversal in this trend.

During 1963, 21,942 office subpoenas were issued as compared to 20,844 in 1959. The following table, indicating the activities connected with show cause hearings in the Building Division, shows considerable uniformity in all categories for the five year period 1959 to 1963.

Office Subpoenas and Hearings  
1959 - 1963

	<u>1963</u>	<u>1962</u>	<u>1961</u>	<u>1960</u>	<u>1959</u>
No. of Subpoenas Issued	21,942	23,927	23,198	22,574	20,844
No. of Appearances	17,568	19,864	18,298	11,777	14,902
No. of Non-Appearance	3,504	3,498	3,809	4,385	4,858
Wrong/New-Owner	1,249	1,088	1,055	706	934

Criminal Court Activity

The following table, indicating activities connected with court statistics on a five year comparison basis, also show considerable degrees of uniformity in most categories for the years 1959 to 1963.

Building Division  
Court Statistics  
1959 - 1963

	<u>1963</u>	<u>1962</u>	<u>1961</u>	<u>1960</u>	<u>1959</u>
No. of New Cases Taken to Court	5,196	5,014	5,873	5,546	5,476
No. of Cases Terminated in Court	5,203	4,836	5,633	5,077	5,364
No. of Fines Imposed	3,815	3,646	4,269	3,788	4,091
Amt. of Fines	\$70,055.	\$78,025.	\$94,603.	\$81,817.	\$84,451.
Average Fine Imposed	\$18.36	\$21.40	\$22.16	\$21.60	\$20.64

Significant changes are noted in the amount of fines imposed. This figure ranged from a high of \$94,603 in 1961 to a low of \$70,055 in 1963. The number of cases terminated in court in 1961 was 5633 and the average fine imposed was \$22.16. The number of cases terminated in court in 1963 was 5203 and the average fine imposed was \$18.36.

## INTERESTING NEW BUILDINGS

The largest structure, and probably the most conspicuous, is the Pan-American Building erected over the Grand Central Station. The building, whose volume is 30,000,000 cubic feet and cost an estimated \$42,000,000, is 60 stories high and has the largest total floor area of any single building in the City. The entire construction was completed with almost no interference with the train service below.

At Columbus Circle, on a small island of land between Broadway and Eighth Avenue, a new Art Museum has been erected by Mr. Huntington Hartford. Ten stories and a penthouse in height, it was built at an estimated cost of \$1,000,000. It is one of the few buildings in the City constructed entirely without windows.

With the completion of the Hilton Hotel in November, another large and famous hotel was added to our outstanding and growing inventory. This newest addition is 46 stories tall and cost \$38,000,000. It contains 2,012 rooms and 61 suites of two or more rooms for the accommodation of guests. It also has facilities for ballrooms, banquet rooms, cabarets, meeting rooms and restaurants. It is a crowning touch to the glittering Americana and Summit Hotels.

In the last several years, many motor inns, as they are popularly called, were constructed in Manhattan. Some of the larger motor inns recently erected in Manhattan are Lincoln Square Motor Inn, Holiday Inn, Howard Johnson Motor Lodge, Skyline Motor Inn, Loew's Motor Inn, Sheraton Motor Inn, Motel City, Squire

Motel, and Riviera Congress Motor Inn.

At the new Lincoln Center for the Performing Arts, the Philharmonic Hall was completed and the New York State Theatre was under construction. As outstanding examples of modern design and construction, they will add greatly to making New York City the cultural center of the nation, if not the world.

Outstanding examples of the maximum utilization of space for private development in a desirable area of Manhattan, are four 33-story multiple dwellings constructed over the depressed roadway leading into the George Washington Bridge. An agreement with the Port Authority permitted the use of the air rights above the roadway for the construction of these buildings.

For the year 1963, the Borough of Queens boasts the near completion of outstanding structures such as the 6-story Jamaica Savings Bank, Christ the King High School, Shea Stadium, St. John's University Administration Building, college library and classrooms.

Most of the construction in the New York 1964-1965 World's Fair was under the jurisdiction of the New York World's Fair Authority. The Authority's jurisdiction was governed by a special code and their rules and regulations. The temporary nature of most structures, the application of unusual design and construction techniques, the use of unusual materials of

construction would not have complied entirely with the Administrative Code of the City of New York. These new design methods and new materials will greatly influence future changes in Building Code requirements in New York City.

However, the Building Department has jurisdiction over permanent buildings erected at the World's Fair site which are to remain and be incorporated into a future proposed public park. Such buildings were therefore filed with the Queens office of the Building Department. Included are the Botanical Gardens Building and Pool, Entrance Building, Restaurant and Heliport and Museum of Science Buildings.

In the Bronx, Concourse Village, a limited profit housing development was built under the provisions of State Law and the State Constitution governing such projects. This project, now under construction, consists of six 25-story multiple dwellings and one community facility building, a portion of which is rising above a street level deck constructed over an existing railroad yard.

Alterations and additions to Rikers Island Penitentiary by the Department of Public Works has been largely finished, and has added cell capacity for 480 inmates. A new workhouse, finished during 1963, provided for 1200 inmates with a future planned capacity of 2000.

The new Ullman Research Center has risen on the campus of the Einstein College of Medicine of Yeshiva University. This

building covers 200,000 square feet of space, is twelve stories in height and is twelve-sided, giving a circular appearance.

During 1963, over 100,000 square feet of additional floor space were added or were in the stage of final design for Montefiore Hospital.

The largest integrated shopping center in New York City was opened at Bruckner Boulevard and White Plains Road. It is called the Bruckner Plaza Shopping Center and the several buildings thereof will occupy a total floor area of 347,000 square feet, plus parking space for approximately 2,000 cars.

In order to alleviate the extreme shortage of classrooms in New York City, the Board of Education proposed the erection of prefabricated, portable classrooms at various sites throughout the City. Although the classrooms are constructed of unconventional materials, the Department made every effort to expedite the processing of these applications. The structural design of the buildings was examined on a city-wide basis by the staff of the Bureau of Operations in order to eliminate the time involved in having each borough make independent structural examinations. Many of the portable classrooms are in use at the present time.

### Artists in Residence:

As agreed upon on August 15, 1961 by representatives of the Mayor's office, Building Department, Fire Department, Office of the City Administrator and representatives of the Artists Tenants Association, we continued to process applications by artists to permit the use of loft studios in commercial buildings for living purposes.

Rules and regulations promulgated in 1961 set forth detailed specifications for the protection and safety of occupants of buildings in this category. It should be noted that the Multiple Dwelling Law did not permit the conversion of a loft building to a Multiple Dwelling. Therefore, the occupancy was limited to two separate individual units used for living purposes.

Legislation was prepared during 1963 for introduction to the State Legislature to amend the Multiple Dwelling Law to permit occupancy in these buildings by more than two separate individual units.

During 1963, a total of 97 buildings was inspected upon request of the applicants for permission to maintain a residence in a loft studio in a commercial building. Of this total, 63 requests were approved and 34 were disapproved.

It is anticipated that this activity will continue and that the cultural climate of our city will greatly benefit from this program.



## STATISTICS



## INDEX TO STATISTICS

Following are the statistics showing the activities of the Building Division relating to building construction for the year 1963.

- I. Statistics as to number and occupancy of buildings
- II. Application filed for new buildings and estimated costs  
New York City 1960-1963.
- III. New buildings completed in 1963.
- IV. New buildings completed by Borough 1960-1963.
- V. Applications filed by Borough 1960-1963.
- VI. Estimated costs of applications filed by Borough 1960-1963.
- VII. Applications for alterations in the City of New York 1960-1963.
- VIII. Buildings demolished 1962-1963.
- IX. Elevator Inventory
- X. Revenue collected and Documents Issued New York City - 1963.

### STATISTICS AS TO NUMBER AND OCCUPANCY OF BUILDINGS

As of December 31, 1963 the Department of Buildings had jurisdiction over more than 800,000 buildings and structures in the city. The tabulation that follows indicates the classification and number of residence buildings and the number of apartments or "living units" contained therein, and also the number of commercial buildings and structures in the city as of December 31, 1963.



	<u>MAN.</u>	<u>BROOK</u>	<u>BKLYN</u>	<u>QUEENS</u>	<u>RICH.</u>	<u>NY CITY</u>
OLD LAW TENEMENTS APARTMENTS	16,427 206,411	3,138 23,830	22,562 105,724	1,186 5,129	192 754	43,505 341,848
OLD LAW (SROs)	370	20	16	8	-	414
NEW LAW TENEMENTS APARTMENTS	5,863 210,430	10,660 261,854	25,090 257,223	8,251 83,395	50 1,080	49,914 813,982
NEW LAW (SROs)	104	97	43	4	-	248
CLASS "A" MULT. DWGS. (ERECTED AFTER 1929) APARTMENTS	1,361 163,521	1,418 103,951	2,209 144,855	2,762 170,144	111 4,647	7,861 587,118
MISCELLANEOUS (A) (INCL. APT. HOTELS) APARTMENTS	339 32,879	- -	9 492	- -	2 30	350 33,401
CONVERTED DWELLINGS (A) APARTMENTS	5,261 38,918	4,818 15,641	18,386 67,047	6,926 22,619	411 1,495	35,802 145,720
TOTAL CLASS "A" M.D. (BLDGs)* APARTMENTS	29,725 652,159	20,151 405,276	68,315 575,341	19,137 281,287	766 8,006	138,094 1,922,069
CONVERTED DWGS. (B) MISCELLANEOUS (B) (INCL. HOTELS)	6,874 386	432 36	3,997 60	811 93	84 22	12,198 597
LODGING HOUSE (B)	61	1	16	2	-	80
TOTAL CLASS "B" M.D. (BLDGs.)	7,321	469	4,073	906	106	12,875
<u>TOTAL ALL MULT. DWGS. (BLDGs.)</u>	<u>37,046</u>	<u>20,620</u>	<u>72,388</u>	<u>20,043</u>	<u>872</u>	<u>150,969</u>
ONE FAMILY DWGS. LIVING UNITS	8,949 8,949	30,539 30,539	93,166 93,166	202,822 202,822	41,702 41,702	377,178 377,178
TWO FAMILY DWGS. LIVING UNITS	954 1,908	23,547 47,094	102,906 205,812	69,767 139,534	8,172 16,344	205,346 410,692
TOTAL ONE & TWO FAMILY DWGS. (BLDGs.) LIVING UNITS	9,903 10,857	54,086 77,633	196,072 298,978	272,589 342,356	49,874 58,046	582,524 787,870
TOTAL RESIDENCE BLDGS.	46,949	74,706	268,460	292,632	50,746	733,493
APARTMENTS & LIVING UNITS	663,016	482,909	874,319	623,643	66,052	2,709,939
COMMERCIAL BLDGS.	24,413	9,617	21,626	18,935	3,852	68,443

\*\*\* OTHER MISCELLANEOUS (BLDGs) (APPROXIMATELY)

6,611

TOTAL --- ALL BUILDINGS

808,547\*\*\*

\* UNDER THE JURISDICTION OF THE NEW YORK CITY HOUSING AUTHORITY ARE 1,509 BUILDINGS CONTAINING 123,659 APARTMENTS WITH AN ESTIMATED POPULATION OF 481,000. THESE FIGURES ARE INCLUDED IN THIS SUMMARY.

\*\* INCLUDING POLICE AND FIRE HOUSES, SCHOOLS, THEATRES, HOSPITALS, CHURCHES, SYNAGOGUES, LIBRARIES AND OTHER PUBLIC BUILDINGS.

\*\*\* DATA COMPILED FROM MANUAL RECORDS. ACCURACY OF DATA IS UNDER CONSTANT REVIEW AND VERIFICATION BY FIELD INSPECTION AND ELECTRONIC DATA PROCESSING PROGRAMS.

CLASS "A" AND "B" - MULTIPLE DWELLINGS ARE BROKEN DOWN INTO VARIOUS CATEGORIES RELATED TO THE BUILDING LAWS THAT APPLIED WHEN THEY WERE ERECTED.

CLASS "A" MULTIPLE DWELLINGS

<u>DESCRIPTION</u>	<u>ABBREVIATION</u>	<u>EXPLANATION</u>
OLD LAW	OL	BUILT BEFORE 1901
NEW LAW	NL	BUILT AFTER 1901, BEFORE 1929
OLD LAW SINGLE ROOM OCCUP.	OL,SR.	BUILT BEFORE 1901 SINGLE RM. OCCUP.
NEW LAW SINGLE ROOM OCCUP.	NL,SR.	BUILT AFTER 1901 SINGLE RM. OCCUP.
HEREAFTER ERECTED CLASS A	HAEA	BUILT AFTER 1929
HERETOFORE CONVERTED	HCA	CONVERTED BEFORE 1929
HEREAFTER CONVERTED	HACA	CONVERTED AFTER 1929
HERETOFORE ERECTED EXISTING "A"	HEEX "A"	APARTMENT HOTEL, BUILT BEFORE 1929

CLASS "B" MULTIPLE DWELLING

<u>DESCRIPTION</u>	<u>ABBREVIATION</u>	<u>EXPLANATION</u>
CONVERTED OLD LAW	COL	CONVERTED FROM OL TENEMENT
CONVERTED NEW LAW	CNL	CONVERTED FROM NL TENEMENT
LODGING HOUSE	LH	-----
Y TYPE BUILDING	Y	-----
HEREAFTER ERECTED "B"	HAEB	HOTEL, ROOMING HOUSE AFTER 1929
HERETOFORE ERECTED EXISTING "B"	HEEX "B"	HOTEL, BUILT BEFORE 1929
HERETOFORE CONVERTED "B"	HCB	CONVERTED BEFORE 1929
HEREAFTER CONVERTED "B"	HACB	CONVERTED AFTER 1929

**NUMBER & CLASSIFICATION OF  
RESIDENCE & COMMERCIAL BUILDINGS  
MANHATTAN  
December, 1963**

**Total Residence Buildings 46,949**  
**Total Commercial Buildings 14,413**

Number  
of  
Buildings

18,000

16,797

(35.8%)

15,000

14,413

12,000

9,000

8,949

(19.1%)

6,000

5,967

(12.7%)

6,874

(14.6%)

5,261

(11.2%)

3,000

1,361

(2.9%)

339

(.7%)

447

(1.0%)

954

(2.0%)

OLD LAW  
TENEMENTS  
& SROs

NEW LAW  
TENEMENTS  
& SROs

CLASS "A"  
"H.D.S."

MISC.  
CLASS "A"

CONVERTED  
DWELLINGS  
CLASS "A"

CONVERTED  
DWELLINGS  
CLASS "B"

MISC.  
CLASS "B"

ONE  
FAMILY  
DWELLINGS

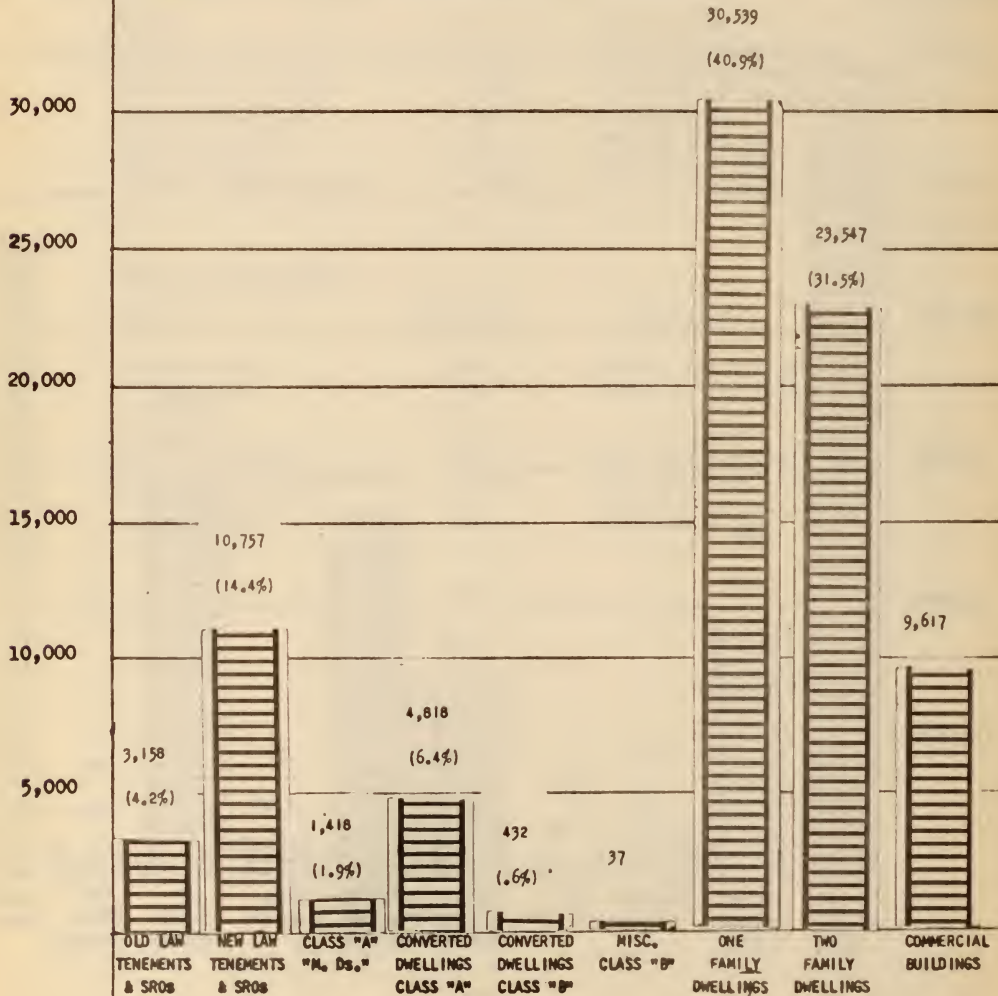
TWO  
FAMILY  
DWELLINGS

COMMERCIAL  
BUILDINGS

NUMBER & CLASSIFICATION OF  
RESIDENCE & COMMERCIAL BUILDINGS  
BRONX  
December, 1963

Number  
of  
Buildings  
35,000

Total Residence Buildings 74,706  
Total Commercial Buildings 9,617



**NUMBER & CLASSIFICATION OF  
RESIDENCE & COMMERCIAL BUILDINGS  
BROOKLYN  
December, 1963**

Number  
of  
Buildings

Total Residence Buildings 268,460  
Total Commercial Buildings 21,626

120,000

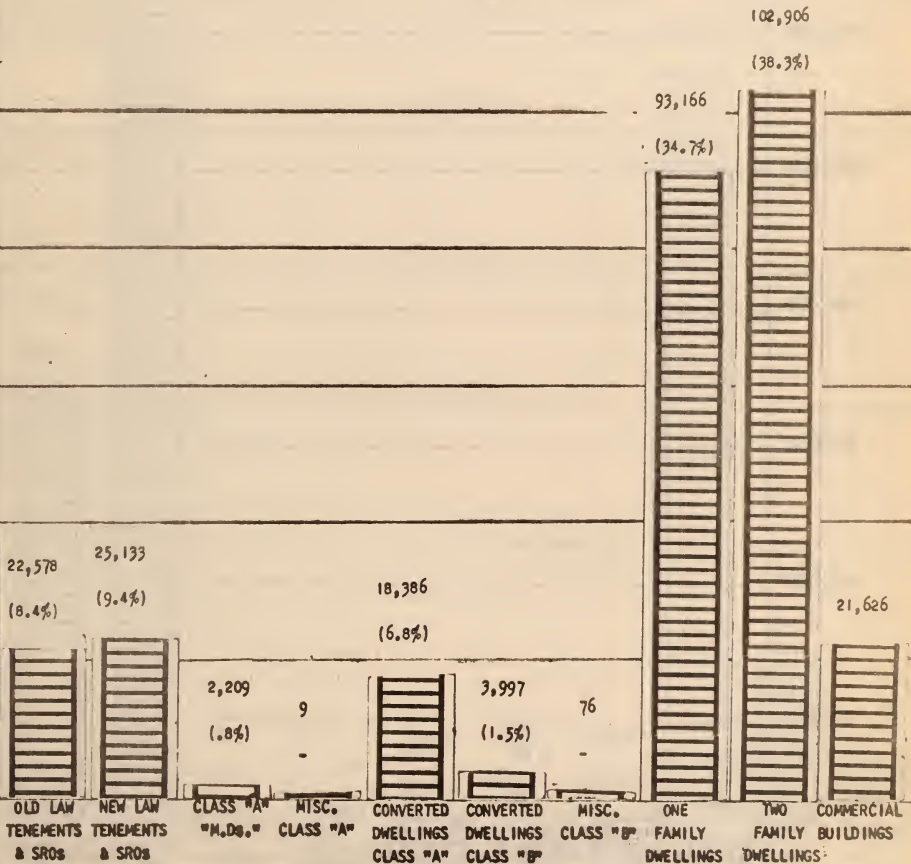
100,000

80,000

60,000

40,000

20,000

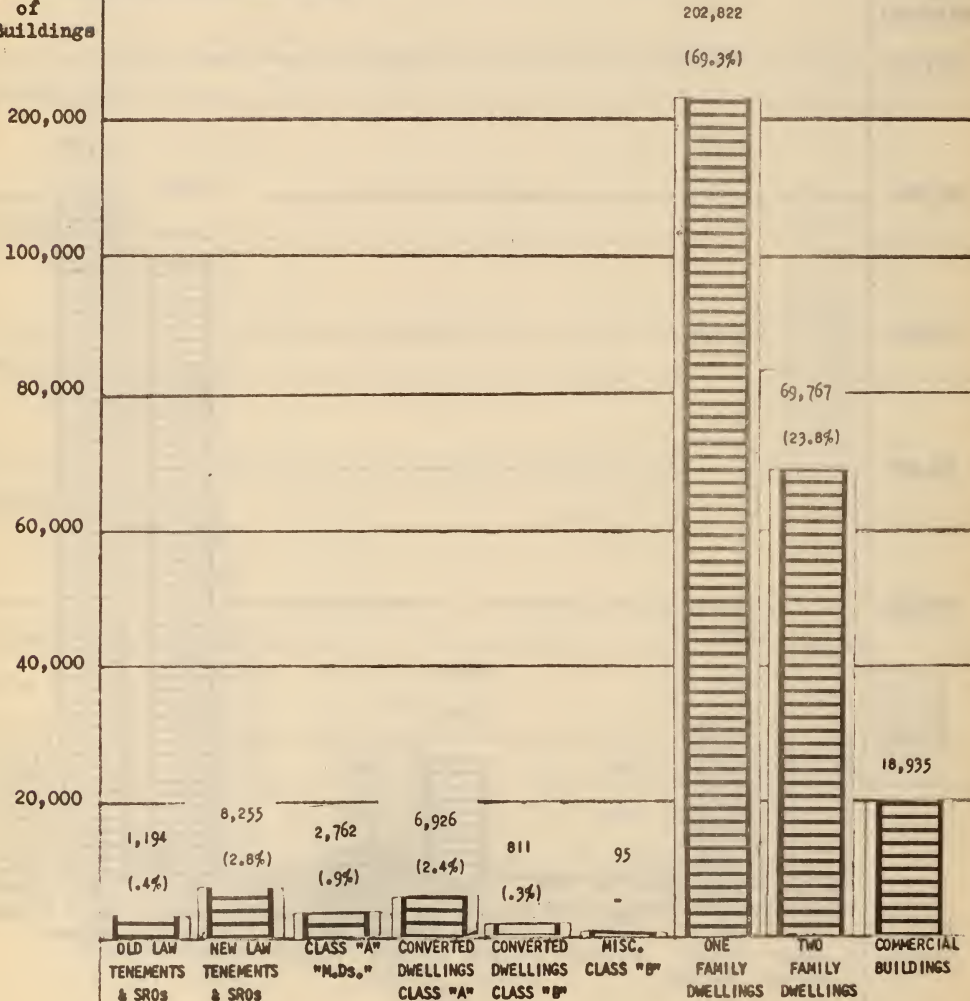


NUMBER & CLASSIFICATION OF  
RESIDENCE & COMMERCIAL BUILDINGS  
QUEENS

December, 1963

Total Residence Buildings 292,632  
Total Commercial Buildings 18,935

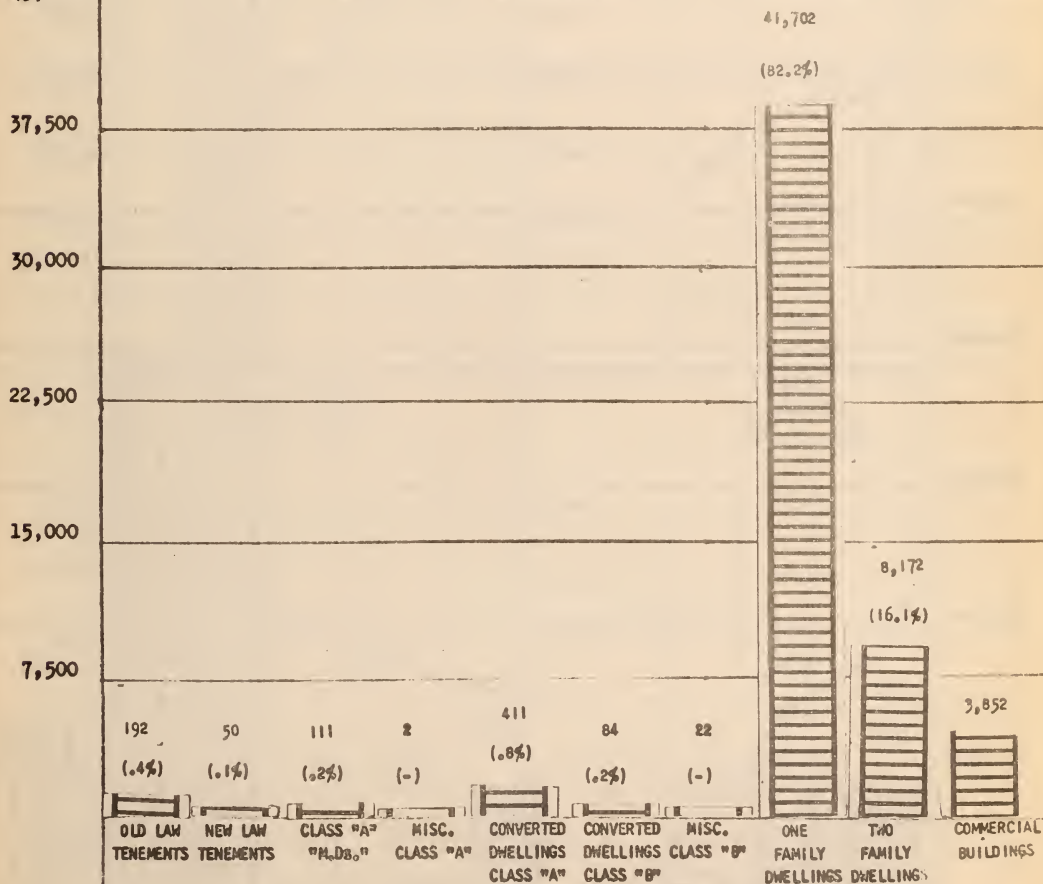
Number  
of  
Buildings



Number & Classification of  
Residence & Commercial Buildings  
Richmond  
December, 1963

Total Residence Buildings 50,746  
Total Commercial Buildings 3,852

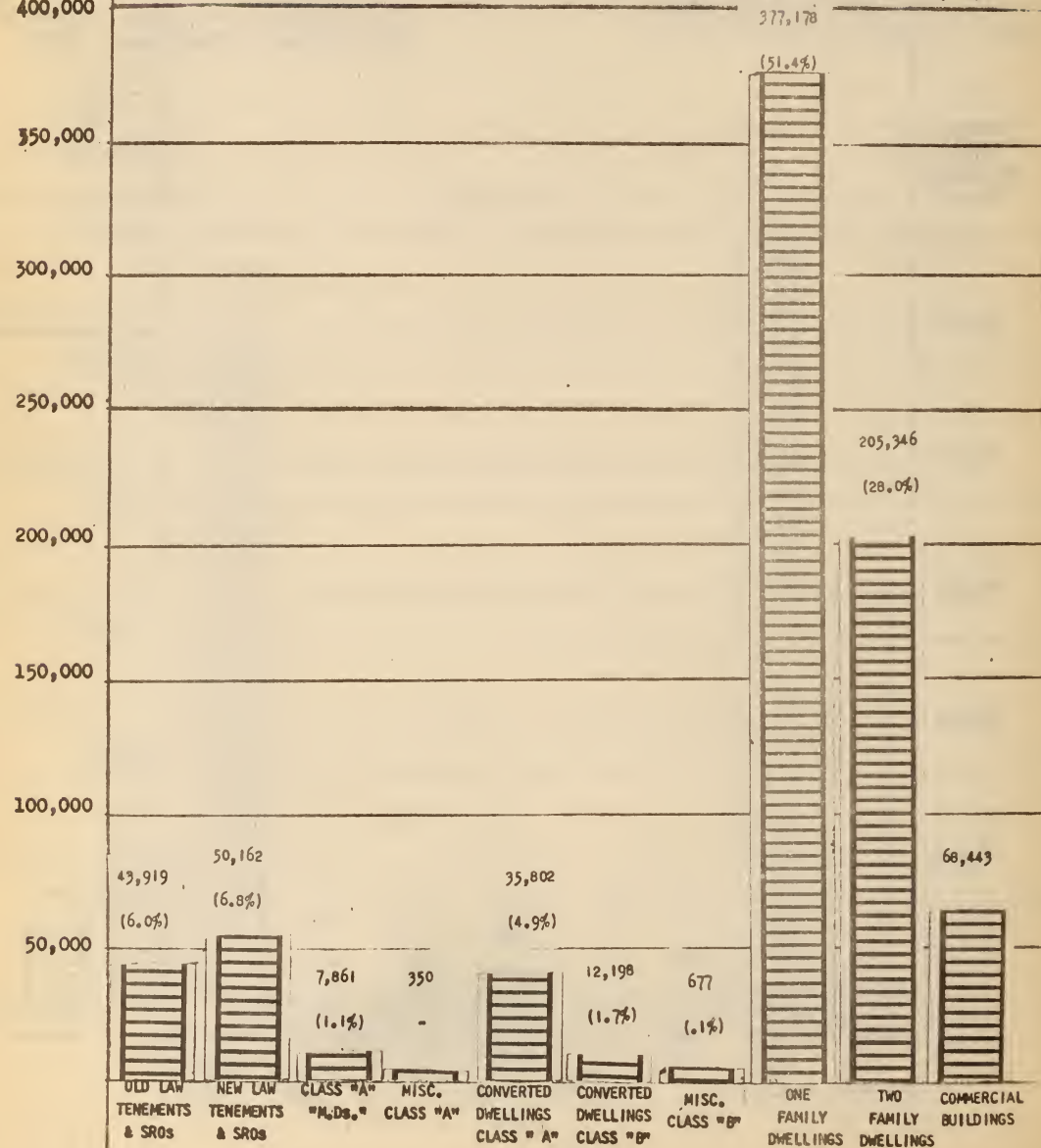
Number  
of  
Buildings  
45,000



NUMBER & CLASSIFICATION OF  
RESIDENCE & COMMERCIAL BUILDINGS  
NEW YORK CITY  
December, 1963

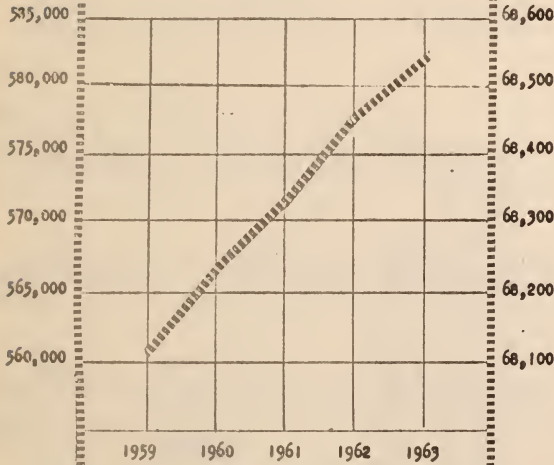
Number  
of  
Buildings  
400,000

Total Residence Buildings 733,493  
Total Commercial Buildings 68,443

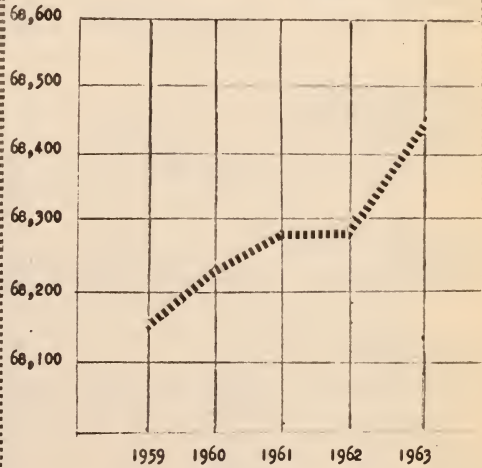


Number of Buildings  
New York City  
1959 - 1963

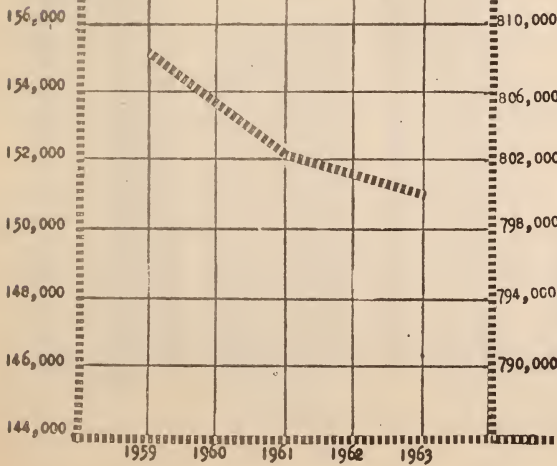
TOTAL  
ONE & TWO  
FAMILY BUILDINGS  
1959 - 1963



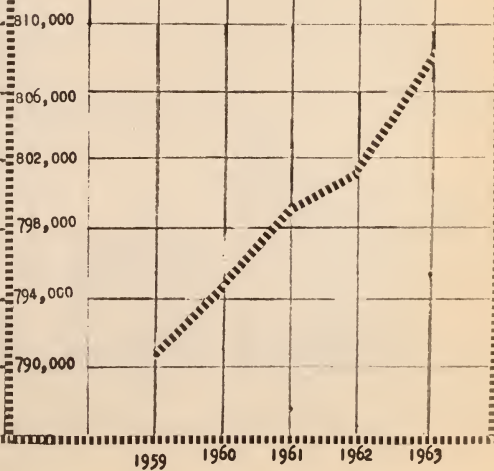
TOTAL  
COMMERCIAL  
BUILDINGS  
1959 - 1963



TOTAL  
MULTIPLE DWELLINGS  
1959 - 1963



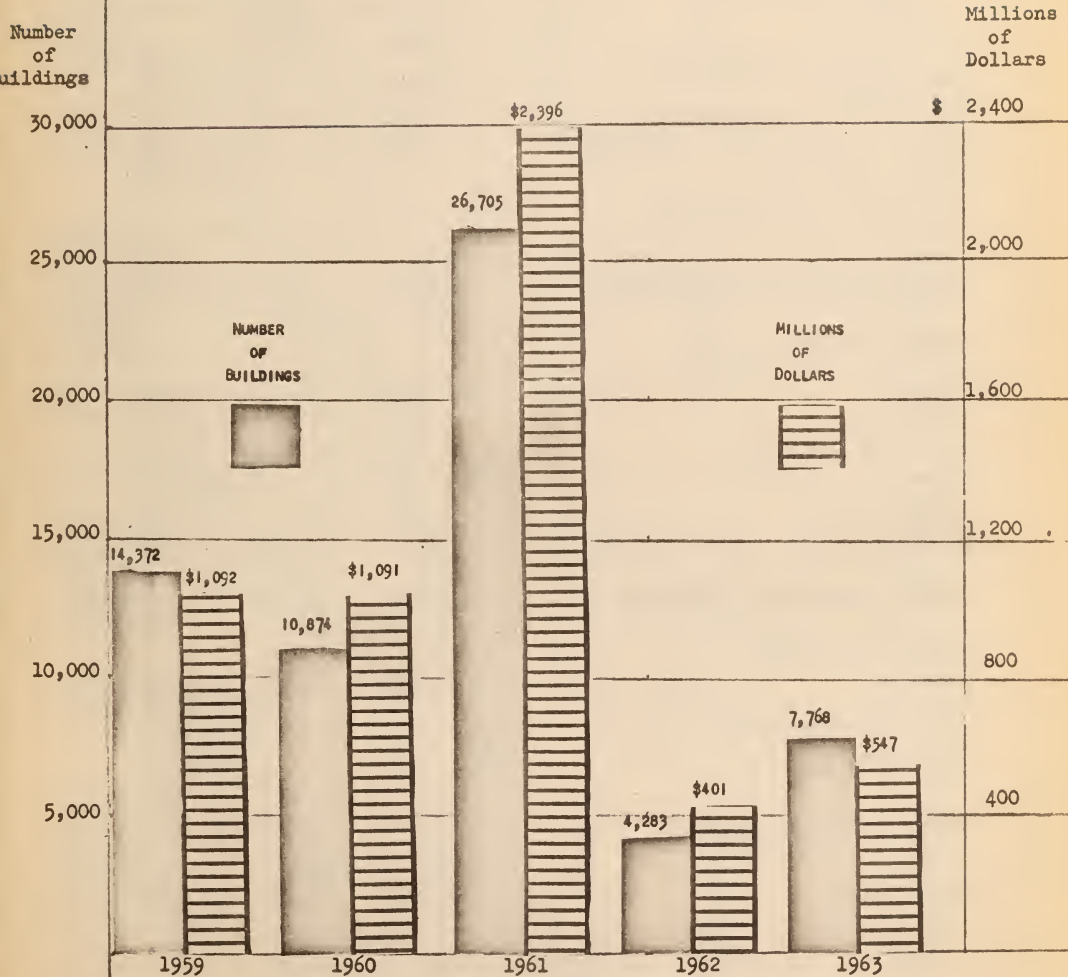
TOTAL  
ALL BUILDINGS  
1959 - 1963



APPLICATIONS FOR NEW BUILDINGS FILED IN THE CITY OF NEW YORK

	<u>1963</u>	<u>1962</u>	<u>1961</u>	<u>1960</u>
<u>RESIDENCE BLDGS.</u>				
Buildings	5,887	3,168	20,646	7,730
Estimated Cost	\$156,223,508	\$124,349,777	1,892,342,120	\$648,717,703
<u>STRUCTURES ACC *</u>				
<u>TO PRIVATE DWLGs.</u>				
Buildings	1,043	576	3,986	2,090
Estimated Cost	\$849,540	\$ 736,642	\$2,627,137	\$888,285
<u>COMMERCIAL BLDGS.</u>				
Buildings	465	403	1,866	816
Estimated Cost	\$113,833,804	\$ 58,658,630	\$348,640,991	\$202,503,063
<u>PUBLIC BLDGS.</u>				
Buildings	373	136	207	238
Estimated Cost	\$275,974,681	\$217,164,150	\$152,288,050	\$238,866,844
<u>TOTALS</u>				
Buildings	7,768	4,283	26,705	10,874
Estimated Cost	\$546,881,533	\$400,909,199	\$2,395,898,598	\$1,090,975,895

TOTAL NUMBER OF NEW BUILDINGS FILED  
AND ESTIMATED COST  
NEW YORK CITY  
1959 - 1963



## NEW BUILDINGS COMPLETED IN 1963

Last year, 8,095 new buildings were completed in the City of New York at a total estimated cost of \$898,625,786. The following table shows the number of buildings and the total cost in in each category.

<u>Type of Building</u>	<u>Number</u>	<u>Estimated Cost</u>
One Family	2,934	\$ 35,756,354
One Family and Business	4	72,000
Two Family	3,655	64,303,278
Two Family and Business	2	34,000
Class "A" Multiple Dwellings*	402	480,733,752
Class "B" Multiple Dwellings	2	1,905,500
Class "B" Hotel	5	94,450,000
Class "B" Lodging House	-	-
Miscellaneous Residences	7	1,200,000
<u>TOTAL RESIDENCE BUILDINGS</u>	7,011	678,454,884
Total (Accessories to Dwlg.)	337	775,920
<u>COMMERCIAL BUILDINGS</u>		
Stores	116	8,498,374
Offices	60	78,026,165
Factories	129	11,327,000
Warehouse-Storage	92	3,912,700
Garages	66	3,762,675
Parking Lots	10	196,500
Gasoline Serv. Sta. - Repair Shop	80	1,471,900
Miscellaneous	51	9,402,988
<u>TOTAL COMMERCIAL BUILDINGS</u>	604	116,598,302
<u>PUBLIC BUILDINGS</u>		
Schools	44	36,382,550
Hospitals	5	26,084,000
Churches-Synagogues	30	5,068,800
Theatres	2	600,000
Miscellaneous	62	34,661,330
<u>TOTAL PUBLIC BUILDINGS</u>	143	102,796,680
<u>GRAND TOTAL</u>	8,095	\$ 898,625,786

\*Created 49,779 new apartments

NEW BUILDINGS COMPLETED BY BOROUGH 1960-1963

	<u>Residence</u>	<u>Commercial</u>	<u>Public</u>	<u>Other</u>	<u>Total</u>
	<u>1963</u>				
Manhattan	127	44	25	-	196
Bronx	1,040	82	17	23	1,162
Brooklyn	1,564	262	54	5	1,885
Queens	2,849	172	33	199	3,253
Richmond	1,431	44	14	110	1,599
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total	7,011	604	143	337	8,095

	<u>1962</u>				
Manhattan	89	38	19	-	146
Bronx	1,139	102	65	47	1,353
Brooklyn	1,751	184	41	18	1,994
Queens	3,213	205	27	189	3,634
Richmond	1,603	38	6	139	1,786
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total	7,795	567	158	393	8,913

	<u>1961</u>				
Manhattan	66	38	16	-	120
Bronx	1,075	96	35	46	1,252
Brooklyn	1,937	187	20	9	2,153
Queens	2,555	175	25	259	3,014
Richmond	960	32	9	103	1,104
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total	6,593	528	105	417	7,643

	<u>1960</u>				
Manhattan	37	22	16	-	75
Bronx	1,141	76	35	53	1,305
Brooklyn	2,464	253	51	9	2,777
Queens	2,859	189	30	372	3,450
Richmond	1,106	56	11	68	1,241
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total	7,607	595	143	502	8,847

# APPLICATIONS FILED BY BOROUGH

## 1960 to 1963

<u>Borough</u>	<u>New Buildings</u>	<u>Alterations</u>	<u>Other *</u>	<u>Total</u>
<u>1963</u>				
Manhattan	92	1,652	10,492	12,236
Bronx	1,001	848	4,205	6,054
Brooklyn	1,279	2,875	11,713	15,867
Queens	2,398	2,265	10,324	14,987
Richmond	2,493	327	1,489	4,309
	<hr/>	<hr/>	<hr/>	<hr/>
Total	7,263	7,967	38,223	53,453

<u>1962</u>				
Manhattan	81	1,657	11,425	13,163
Bronx	368	794	4,225	5,387
Brooklyn	571	2,889	12,067	15,527
Queens	1,603	2,048	10,102	13,753
Richmond	1,642	326	1,624	3,592
	<hr/>	<hr/>	<hr/>	<hr/>
Total	4,265	7,714	39,443	51,422

<u>1961</u>				
Manhattan	372	2,506	11,610	14,488
Bronx	3,187	1,253	4,498	8,938
Brooklyn	7,192	4,301	14,581	26,074
Queens	9,106	3,144	11,650	23,900
Richmond	3,498	498	1,914	5,910
	<hr/>	<hr/>	<hr/>	<hr/>
Total	23,355	11,702	44,253	79,310

<u>1960</u>				
Manhattan	252	2,126	13,052	15,430
Bronx	1,541	1,090	4,719	7,350
Brooklyn	2,496	4,028	23,080	29,604
Queens	3,683	2,812	11,781	18,276
Richmond	1,465	462	2,103	4,030
	<hr/>	<hr/>	<hr/>	<hr/>
Total	9,437	10,518	54,735	74,690

\*See following page for breakdown by type

OTHER APPLICATIONS FILED IN THE CITY OF NEW YORK

	<u>1963</u>	<u>1962</u>	<u>1961</u>	<u>1960</u>
<u>BLDG. NOTICE</u>				
Applications	9,673	10,224	9,870	14,383
Estimated Cost	\$33,103,723	\$32,714,584	\$39,957,111	\$42,786,954
<u>PLACE OF ASSEM.</u>				
Applications	672	754	1,607	751
Estimated Cost	*	*	*	*
<u>DEMOLITION</u>				
Applications	1,544	2,229	2,252	2,965
Estimated Cost	4,956,102	8,166,954	7,578,819	8,057,007
<u>ELEVATOR</u>				
Applications	1,035	1,175	1,118	1,083
Estimated Cost	65,350,831	69,268,461	73,312,363	58,182,847
<u>ELECTRIC SIGN</u>				
Applications	2,459	2,542	3,078	2,891
Estimated Cost	1,742,050	1,409,168	1,959,641	1,719,383
<u>PLUMBING REPAIR</u>				
Applications	16,406	15,459	17,789	20,051
Estimated Cost	15,690,319	13,555,324	16,425,077	12,385,659
<u>MISCELLANEOUS</u>				
Applications	6,434	7,060	8,539	12,647
Estimated Cost	15,530,358	10,464,430	14,047,943	20,500,022
<u>TOTALS</u>				
Applications	38,223	39,443	44,253	54,735
Estimated Cost	\$136,373,383	\$135,578,921	\$153,280,954	\$143,631,872

\* NO COST INVOLVED

ESTIMATED COSTS OF APPLICATIONS  
FILED BY BOROUGH

1960 - 1963

<u>Borough</u>	<u>New Buildings</u>	<u>Alterations</u>	<u>Other</u>	<u>Total</u>
<u>1963</u>				
Manhattan	\$ 208,601,892	\$ 56,343,645	\$ 81,954,034	\$ 346,899,571
Bronx	103,458,589	19,433,883	15,906,833	138,799,305
Brooklyn	89,991,350	19,918,257	21,478,008	131,387,615
Queens	88,979,113	15,032,774	15,047,755	119,029,642
Richmond	55,650,589	1,745,730	1,986,753	59,583,072
<hr/>				
N. Y. C.	\$ 546,881,533	\$112,444,289	\$136,373,383	\$ 795,699,205

<u>1962</u>				
Manhattan	\$ 177,899,987	\$ 75,399,060	\$ 87,945,430	\$ 341,244,477
Bronx	69,400,036	9,248,489	11,977,757	90,626,282
Brooklyn	62,723,134	18,146,692	19,251,913	100,121,739
Queens	63,546,480	14,927,234	14,130,883	92,604,597
Richmond	27,339,562	1,722,635	2,272,938	31,335,135
<hr/>				
N. Y. C.	\$ 400,909,199	\$119,444,110	\$135,578,921	\$ 655,932,230

<u>1961</u>				
Manhattan	\$ 688,049,392	\$ 80,489,527	\$105,425,335	\$ 873,964,254
Bronx	271,258,929	17,978,333	12,716,018	301,953,280
Brooklyn	501,888,965	32,961,572	19,568,056	554,418,593
Queens	632,308,595	39,413,699	13,616,638	685,339,132
Richmond	102,392,717	5,283,110	1,954,707	109,630,534
<hr/>				
N. Y. C.	\$2,395,898,598	\$176,126,241	\$153,280,954	\$2,725,305,793

<u>1960</u>				
Manhattan	\$ 542,962,270	\$ 63,623,458	\$ 94,318,885	\$ 700,904,613
Bronx	169,598,443	15,496,089	9,606,097	194,700,629
Brooklyn	141,299,572	22,888,060	22,864,179	187,051,811
Queens	204,406,915	16,960,205	15,053,451	236,420,571
Richmond	32,708,695	2,792,555	1,789,260	37,290,510
<hr/>				
N. Y. C.	\$1,090,975,895	\$121,760,367	\$143,631,872	\$1,356,368,134

APPLICATIONS FOR ALTERATIONS IN THE CITY OF NEW YORK

	<u>1963</u>	<u>1962</u>	<u>1961</u>	<u>1960</u>
<u>RESIDENCE BLDGS.</u>				
Buildings	5,202	5,053	7,648	7,708
Estimated Cost	\$19,103,644	\$20,784,684	\$46,866,980	\$37,316,512
 <u>COMMERCIAL BLDGS.</u>				
Buildings	2,252	2,060	3,285	2,342
Estimated Cost	\$31,220,595	\$55,508,101	\$58,873,243	\$44,215,505
 <u>PUBLIC BLDGS.</u>				
Buildings	392	405	572	417
Estimated Cost	\$62,064,600	\$43,064,250	\$70,010,235	\$40,173,020
 <u>STRUCTURES ACCESSORY TO PRIVATE DWLG.</u>				
Buildings	46	52	67	52
Estimated Cost	\$55,450	\$87,075	\$375,783	\$53,330
 <u>TOTALS</u>				
Buildings	7,892	7,570	11,572	10,467
Estimated Costs	\$112,444,289	\$119,444,110	\$176,126,241	\$121,760,367

# BUILDINGS DEMOLISHED

Last year 3,649 buildings were demolished in the City of New York. The number of dwelling units contained therein totaled 12,534.

<u>Type of Building</u>	<u>1963</u>	<u>1962</u>
One Family	1,218	1,200
One Family and Business	19	24
Two Family	510	691
Two Family and Business	52	15
Class "A" Multiple Dwlg.	1,006	1,194
	(10,173 Apts.)	(7,798 Apts.)
Class "B" Multiple Dwelling	139	155
Class "B" Hotel	33	2
Class "B" Lodging House	2	-
Miscellaneous	10	6
<u>TOTAL RESIDENCE BUILDINGS</u>	2,989	3,287
<u>TOTAL STRUCTURES ACCESSORY TO PVT. DWLGs.</u>	144	70

## COMMERCIAL BUILDINGS

Stores	90	96
Offices	35	43
Factories	102	51
Warehouse-Storage	43	82
Garages	102	180
Parking Lots	-	1
Gasoline Serv. Sta. - Repair Shop	25	38
Miscellaneous	54	74
<u>TOTAL COMMERCIAL BUILDINGS</u>	451	565

## PUBLIC BUILDINGS

Schools	20	19
Hospitals	1	17
Churches-Synagogues	9	17
Theatres	-	2
Miscellaneous	35	49
<u>TOTAL PUBLIC BUILDINGS</u>	65	104

<u>GRAND TOTAL</u>	3,649	4,026
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NUMBER OF ELEVATORS BY BOROUGH

AS OF DECEMBER 31, 1963

<u>Elevators</u>	<u>Manhattan</u>	<u>Bronx</u>	<u>Brooklyn</u>	<u>Queens</u>	<u>Richmond</u>	<u>NYC</u>
Passenger	25,576	3,573	5,679	3,932	190	38,950
Freight	4,356	508	2,270	778	100	8,012
Sidewalk	2,935	143	370	164	9	3,621
Total	32,867	4,224	8,319	4,874	299	50,583
Escalators	544	29	60	75	-	708
Inclinator	150	19	-	77	8	254

ELEVATOR ACCIDENTS AND INJURIES BY BOROUGH - 1963

	<u>Accidents</u>	<u>Injured</u>	<u>Killed</u>
Manhattan	111	125	12
Bronx	7	22	1
Brooklyn	13	16	1
Queens	3	3	-
Richmond	-	-	-
N.Y.C.	134	166	14

REVENUE COLLECTED AND DOCUMENTS ISSUEDNEW YORK CITY - 1963LICENSESDocumentsRevenue

Oil Burner Equipment Inst.	1,017	\$ 10,320.
Engineer - Orig.	91	455.
Engineer - Ren.	5,194	10,987.
Motor Power Oper. - Orig.	79	395.
Motor Power Oper. - Ren.	1,858	4,232.
Stationary Fireman- Ren.	136	297.
Welder - Orig.	70	355.
Welder - Ren.	1,237	2,954.
Master Rigger	41	4,320.
Special Rigger - Orig.	58	870.
Special Rigger - Ren.	1,241	13,818.
Cert. of Competency	706	352.50
Master Sign Hanger - Orig.	3	200.
Master Sign Hanger - Ren.	42	1,175.
Special Sign Hanger - Orig.	11	300.
Special Sign Hanger - Ren.	13	325.
Total	11,797	\$ 51,355.50

PERMITS

Illuminated Signs	46,318	\$ 562,105.04
Driveway	9,228	230,728.
Miscellaneous	1,543	24,542.
Temp. Roof and Shed	1,035	16,043.
Roof and Ground Sign	48	346.
Marquee	2,134	48,599.
Place of Assembly	8,258	19,746.
Total	68,564	\$ 892,109.04

**DIVISION OF HOUSING**



## A. Personnel

There had been a gradual increase in the number of inspectional vacancies to the point that by June 1963, there were 74 vacancies in the budgeted allocation of 404 housing inspectors. In June 1963, Mayor Wagner authorized the filling of existing vacancies and the augmentation of our inspectional forces. By the end of 1963, our budget allocation had been increased to 439 housing inspectional "lines," and 391 housing inspectors were employed by the Department.

### COMPARISON OF SCOPE OF CODE ENFORCEMENT TASK AND INSPECTIONAL PERSONNEL RESOURCES

<u>Year</u>	<u>No. of Inspectors</u>	<u>No. of M.D.s</u>	<u>No. of Bldgs. Per Inspector</u>	<u>No. of Apts.</u>	<u>No. of Apts. Per Inspector</u>	<u>N.Y.C. Population</u>
1903	180	83,202	462	608,272	3,079	2,400,000
1927	258	113,752	441	1,118,462	4,598	4,743,632
1959	339	155,218	458	1,830,876	5,400	7,794,000
1960	356	153,639	431	1,840,611	5,170	7,781,984
1961	371	152,155	410	1,854,596	4,999	7,782,000
1962	352	148,145	420	1,857,148	5,276	7,780,000
1963	358	150,969	422	1,922,069	5,369	7,780,000

NOTE: The data relating to 1903 and 1927 was obtained from the Report of Temporary Commission To Examine and Revise The Tenement House Law, January 30, 1928, pp.45-46. For the remaining years, the data concerning the number of multiple dwellings and apartments was obtained from the Annual Reports of the Department. The number of inspectors listed for the years 1959 through 1963 is an average of the number actually working as determined from the payroll records of the Department. Included in these statistics is a yearly average of 26 inspectors who are employed, full time, as multiple dwelling plan examiners. They do not inspect multiple dwellings and are not engaged in the clerical or administrative support of field inspection activities. In 1903 and 1927, inspectors did not examine multiple dwelling plans. The number of apartments listed for the years 1959 through 1963 does not include an estimated 200,000 rooms located in rooming house. During the years 1903 and 1927, the Tenement House Department was not assigned the responsibility of policing rooming houses. Thus,

for the years 1959 through 1963, if we add 200,000 to the number of apartments listed and subtract 26 from the number of inspectors employed, the ratio of inspectors per multiple dwelling and per multiple dwelling apartment would be the following:

<u>Year</u>	<u>No. of Inspectors</u>	<u>No. of M.D.'s</u>	<u>No. of Bldgs. Per Inspector</u>	<u>No. of Apts.</u>	<u>No. of Apts. Per Inspector</u>	<u>N.Y.C. Population</u>
1959	313	155,218	496	2,030,876	6,488	7,794,000
1960	330	153,639	466	2,040,611	6,184	7,781,984
1961	345	152,155	441	2,054,596	5,955	7,782,000
1962	326	148,145	454	2,057,148	6,310	7,780,000
1963	332	150,969	455	2,122,069	6,392	7,780,000

At the beginning of 1963, there were 44 clerical persons assigned to the Electronic Data Processing Section. By the end of the year, 72 were assigned to this section.

#### ELECTRONIC DATA PROCESSING SECTION

PERSONNEL STAFFING JAN. 1, 1963 TO DEC. 31, 1963

	<u>As of Jan. 1, 1963</u>	<u>As of Dec. 31, 1963</u>
Programmers	4	4
Supervisors	2	2
Receiving	3	8
Mail Room	1	4
Verification Input	8	14
"      Output	2	3
Key Punch	13	22
Machine Room	2	4
Tab. Operator	2	4
Central Billing Section	<u>7</u>	<u>7</u>
Total	44	72

In addition to the centrally located Electronic Data Processing Section, the clerical activities of the Housing Division were supported by the clerical persons assigned to the various borough offices.

## B. Inspectional Activities

During 1963, Housing Division inspectors made 215,133 inspection visits. They reported 307,715 violations. Of these, 178,948 violations were dismissed and 245,843 were pending at year's end.

### COMPARISON OF INSPECTION ACTIVITIES

<u>Year</u>	<u>Violations Filed</u>	<u>Violations Dismissed</u>	<u>Inspection Visits</u>
1938	102,474	102,860	453,429
1940	88,983	96,602	390,488
1945	69,882	60,664	255,390
1950	133,165	132,699	279,250
1955	195,713	196,370	410,488
1959	233,171	205,001	394,343
1960	204,662	221,943	298,062
1961	198,409	222,588	325,176
1962	195,585	200,988	273,949
1963	307,715	178,948	215,133

More violations were filed during 1963 than in any other single year of department history. By way of contrast, the total number of inspection visits was the lowest since 1938, the year in which the activities of the Tenement House Department were absorbed into the newly created Department of Housing and Buildings. This contrast emphasizes the thoroughness of department inspectional activities during 1963.

As in the past, most inspections were made in response to complaints. However, in July 1963, we began to assign a significant segment of our field force to building-by-building inspection (i.e., "cycle inspections") in

designated substandard areas, without reference to complaints.

# 1. Complaints

During 1963, the Housing Division received 106,470 complaints from an estimated 39,300 buildings.

## .. COMPARISON OF COMPLAINT ACTIVITY

<u>Year</u>	<u>Manhattan</u>	<u>Bronx</u>	<u>Brooklyn</u>	<u>Queens</u>	<u>Richmond</u>	<u>Total N.Y. City</u>
1938	13,411	8,693	13,288	2,010	77	37,479
1940	12,695	7,373	10,396	1,588	235	32,287
1945	31,620	27,705	27,264	7,139	753	94,481
1950	47,340	37,643	32,060	8,877	782	126,702
1955	46,456	29,733	29,720	6,184	312	112,405
1959	43,911	28,590	30,272	5,876	442	109,091
1960	40,000	30,761	32,284	6,643	452	110,140
1961	42,200	31,221	33,565	7,164	417	114,567
1962	39,303	28,476	30,652	6,421	338	105,190
1963	39,635	29,484	30,660	6,346	345	106,470

88,801 of the 106,470 complaints received were recorded on our data processing system. (The only borough fully converted to data processing operation for the entire year was Manhattan. Queens, Bronx and Brooklyn were fully "on tape" by mid-year.) For the first time in Department history, data processing produced an authentic evaluation of complaint activity.

a. The 88,801 complaints recorded on our data processing system were received from 32,742 of New York City's 150,969 multiple dwellings. We have projected that the 106,457 complaints actually received involved 39,300 buildings.

106,470 (Complaints on record)  
88,801 (Complaints on tape)

39,300 (Projected buildings involved)  
32,742 (Buildings involved on tape)

b. 44,566 complaints, or 50% of all complaints recorded on tape, were classified as "non-inspection generating" -- i.e., in accordance with Department procedures, the landlord was notified, in writing, of the condition complained of by the tenant, and the tenant was notified, by written communication, that if the landlord did not effect the repair within a period of 30 days, the communication ("pink slip") was to be signed and returned to the Department so that an inspection could be ordered.

TOTAL COMPLAINTS RECORDED ON DATA PROCESSING SYSTEM

<u>Type</u>	<u>Number Recorded</u>
N (Non-inspection generating)	44,566
G (Inspection generating)	27,330
R (Referral from other city agencies)	13,220
S (Department expedited emergency complaints)	<u>3,685</u>
Total complaints received (as recorded on data processing system)	88,801

c. Replies were received from tenants in 14,377, or 32% of the 44,566 "non-inspection generating" complaints. It is assumed that written notification by the Department to the property owner to effect repairs in the other 68% of complaints resulted in compliance. It is to be noted that violations other than those complained of may have been reported by inspectors sent out. Thus, even if no cause for violation was found in response to a complaint, the field inspector may have reported other violations in the complainant's apartment or elsewhere in the building.

The introduction of electronic data processing permitted other innovations in the handling of complaints. As previously noted, approximately

50% of complaints received were classified by the Department as "non-inspection generating." No inspection is ordered unless the tenant, after a period of 30 days, returns to the Department the "pink slip" form previously mailed to him. There has been an awareness, confirmed by civic groups, that many of our newly arrived citizens, perhaps due to language difficulty or for other reasons, did not realize the necessity of returning the "pink slip" in order to obtain an inspection. In recognition of this problem, in June 1963 we programmed into our data processing system a "reminder" postcard which is automatically mailed to the complainant 60 days from the receipt of the complaint, or 30 days after the due date of the reply, in instances where the "pink slip" has not been returned by the tenant. This innovation was made possible only through the availability of electronic data processing. A sample "reminder" card is set forth on page 163.

The electronic data processing also enabled the Department to develop a program which results in the automatic mailing of a "reply card" to the complainant notifying him of the complaint inspection results. A sample "reply card" is set forth on page 165.

## 2. Cycle Inspections

On July 15, 1963, because of available additional inspectors, the Division of Housing began methodical building-by-building inspections in five substandard areas of our city in Harlem, East Harlem, Bedford-Stuyvesant, South Bronx, and South Jamaica.

Such inspections are conducted on a square block basis. Inspectors are directed to inspect the living units, in addition to the public areas, of each multiple dwelling in the survey area. No building is considered as "cycle inspected" until at least 51% of the living units are inspected.

In addition to completing a normal inspection order, each inspector in a cycle inspection is required to submit a "Multiple Dwelling Survey Card" devised for Class "A" and Class "B" buildings, which not only serves as an aid in the inspection but insures thoroughness. The cards require specific information relating to the cellar, heating, unsafe conditions, inside cellar stair enclosure, rubbish or inflammable material, second means of egress, sprinkler systems, fire escapes, fire passages, public halls, hall lighting, egress to roof and self-closing apartment doors.

During 1963, between 70 - 85 field inspectors were engaged in the "cycle survey." They are instructed to consider the feasibility of rent reduction referrals and receivership, in addition to routine court referrals, when they evaluate the sanctions to be applied to buildings in which they find violations.

Prior to the "cycle inspection," the building is posted, usually one to three days in advance, with an official placard, proclaiming (in English or Spanish) the date of inspection and asking the tenants to make their apartments available for inspection. All buildings are inspected on the

scheduled date, to insure maximum access to apartments and to insure a minimum of inconvenience to the public.

The violations recorded as a result of the "cycle survey" inspections are reinspected by district inspectors.

This Department has never before conducted such comprehensive room-by-room inspections. Two previous comprehensive surveys -- in 1909-10 and the "Post Cycle Survey" of the mid-1930s -- involved only the public areas of buildings. The current inspections are, in fact, intensive probings of the inner recesses of substandard properties. The ratio of the violations reported as a result of the survey (89,117), compared to the violations on record as a result of routine complaint inspections when the cycle inspections began (10,548), testifies to the efficacy of this type of inspection.

CYCLE INSPECTIONS  
BY BOROUGH  
1963

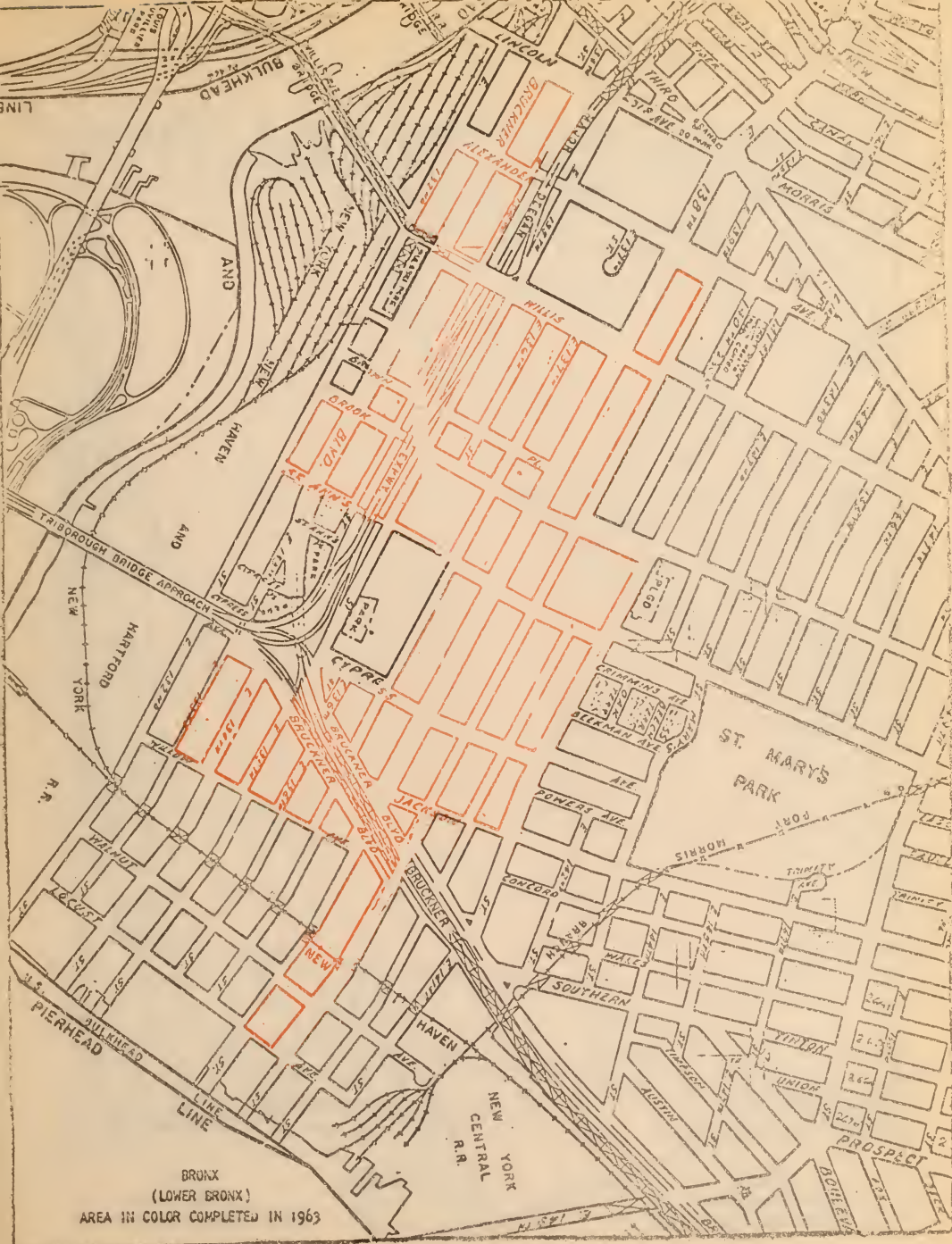
Number of Buildings Inspected  
By Classification

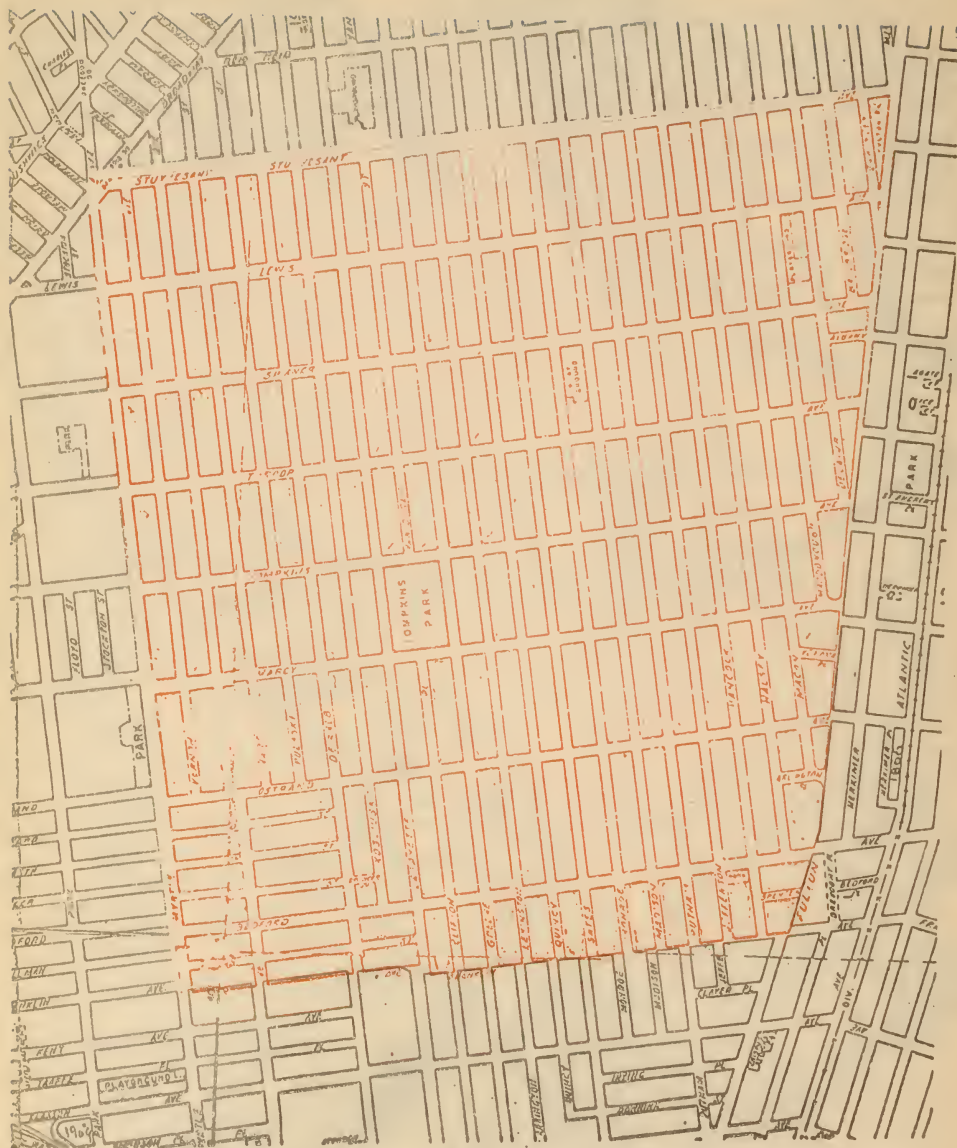
	<u>Man.</u>	<u>Bronx</u>	<u>Bklyn.</u>	<u>Queens</u>	<u>Richmond</u>	<u>Total</u>
Old Law	1,484	469	1,330	2	19	3,304
New Law	253	220	279	52	9	813
Old Law SRO	34	5	-	-	-	39
New Law SRO	5	1	-	-	-	6
HEEX-B	5	-	-	2	7	14
Converted A	64	19	1,857	342	37	2,319
Converted B	325	53	404	46	18	846
HAE Class A	2	-	-	-	6	8
One & Two Family Bldgs.	-	1	-	1,129	-	1,130
<u>Total Buildings Inspected</u>	2,172	768	3,870	1,573	96	8,479
Class A apartments inspected	18,752	8,754	14,852	1,186	45	43,589
Class B units inspected	559	197	151	119	31	1,057
SRO or Class B rooms	5,774	560	2,443	403	428	9,608
Total Number of violations pending prior to survey	7,551	708	2,027	207	55	10,548
Total Number of violations filed (New violations discovered)	44,906	12,599	30,024	1,502	86	89,117
Blocks completed	77	31	151	183	22	464
Number of buildings referred						
For court action	463	98	803	51	24	1,439
For rent reduction	348	63	181	50	15	657
For receivership action	11	4	54	-	-	69

The cycle inspections uncovered 89,117 violations in 8,479 buildings, which had only 10,548 recorded. As a result, 17% of the buildings were proceeded against in Criminal Court and 8% with the City Rent and Rehabilitation Administration.

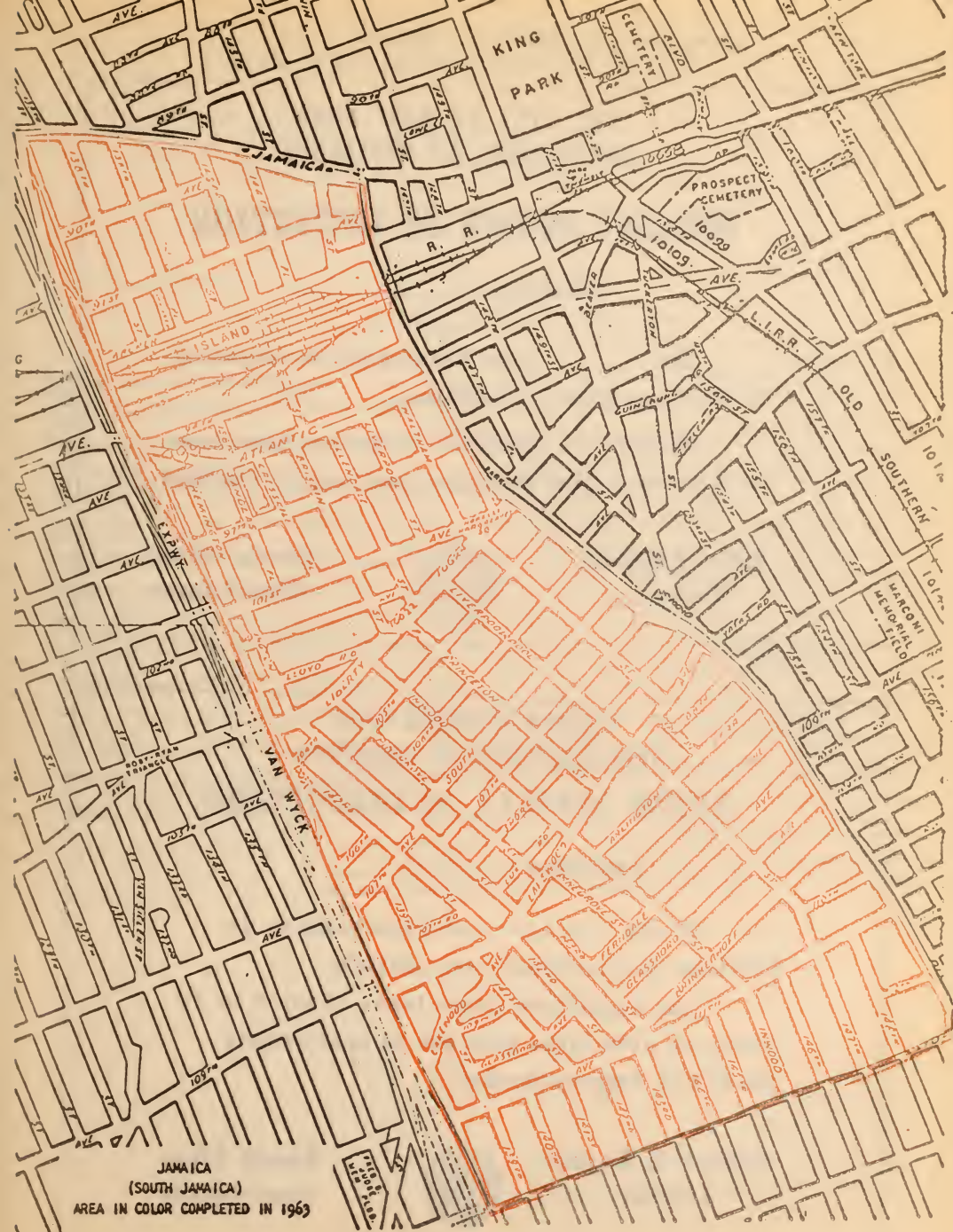








BROOKLYN  
 (BEDFORD STUYVESANT)  
 AREA IN COLOR COMPLETED IN 1969



JAMAICA  
(SOUTH JAMAICA)  
AREA IN COLOR COMPLETED IN 1963

**THE CITY OF NEW YORK  
DEPARTMENT OF BUILDINGS**

**OFFICIAL NOTICE OF INSPECTION**

**PREMISES** \_\_\_\_\_

On \_\_\_\_\_ this building will be inspected  
by the Department of Buildings.

Tenants are requested to have someone home  
on this date so that your apartment may be inspected.

**Robert F. Wagner**  
Mayor



**Harold Birns**  
Commissioner

**CIUDAD DE NUEVA YORK  
DEPARTAMENTO DE EDIFICIOS  
AVISO OFICIAL DE INSPECCION**

**EDIFICIO** \_\_\_\_\_

El día \_\_\_\_\_ el Departamento de  
Edificios inspeccionará este edificio.

Los inquilinos deben tener alguien en su  
hogar en esta fecha para que su apartamento  
pueda ser inspeccionado.

**Robert F. Wagner**  
Alcalde



**Harold Birns**  
Comisionado

OLD LAW - NEW LAW - CONVERTED A MULTIPLE DWELLING SURVEY CARD

OLD LAW - NEW LAW - CONVERTED A MULTIPLE DWELLINGS SURVEY

BLOCK \_\_\_\_\_ LOT \_\_\_\_\_ BOROUGH \_\_\_\_\_ DATE \_\_\_\_\_  
 STREET \_\_\_\_\_ STREET \_\_\_\_\_  
 AVENUE \_\_\_\_\_ CODE \_\_\_\_\_ PRIN. HOUSE # \_\_\_\_\_ UNIT \_\_\_\_\_ CLASSIFICATION \_\_\_\_\_  
 OWNER \_\_\_\_\_  
 AGENT \_\_\_\_\_ ADDRESS \_\_\_\_\_  
 BRICK \_\_\_\_\_ FRAME \_\_\_\_\_ HEIGHT \_\_\_\_\_ S/C C 8 1 2 3 4 5 6 TOTAL \_\_\_\_\_ R.H. REGISTER \_\_\_\_\_ REG. # \_\_\_\_\_  
 CELLAR USED FOR LIVING? \_\_\_\_\_ VIOL. OF SEC. 34 \_\_\_\_\_ 177 \_\_\_\_\_ 216, M.D. LAW? \_\_\_\_\_ CELLAR CEILING DEFECTIVE? \_\_\_\_\_  
 HEATING PLANT? \_\_\_\_\_ ANY UNSAFE CONDITION? \_\_\_\_\_ INSIDE CELLAR STAIR ENCLOSED? \_\_\_\_\_ ADEQUATE? \_\_\_\_\_  
 OUTSIDE CELLAR ENTRANCE? \_\_\_\_\_ ADEQUATE? \_\_\_\_\_ ANY UNPROTECTED OPENINGS BETWEEN CELLAR AND FLOOR ABOVE? \_\_\_\_\_  
 RUBBISH OR INFLAMMABLE MATERIAL? \_\_\_\_\_ CELLAR YARD COURTS PAVEMENT DEFECTIVE CELLAR YARD COURTS \_\_\_\_\_  
 SECOND MEANS OF EGRESS PROVIDED? \_\_\_\_\_ ADEQUATE? \_\_\_\_\_ SPRINKLER SYSTEM PROVIDED? \_\_\_\_\_  
 SPRINKLER HEADS MISSING OR PAINTED? \_\_\_\_\_ OSY VALVE OPEN? \_\_\_\_\_ EXTRA SPRINKLER HEADS AND WRENCH PRESENT? \_\_\_\_\_  
 FIRE ESCAPES? \_\_\_\_\_ BALCONY & STAIRS? \_\_\_\_\_ P.W. F.E.S. \_\_\_\_\_ P.W. BAL.? \_\_\_\_\_ S.D.L. ADEQ.? \_\_\_\_\_ STAIR TREADS & SUPPORTS ADEQ.? \_\_\_\_\_  
 BRACKETS ADEQ.? \_\_\_\_\_ G.N.L. OR STAIR TO ROOF ADEQ.? \_\_\_\_\_ F.E.S. RUSTY? \_\_\_\_\_ OTHER PARTS ADEQ.? \_\_\_\_\_  
 FIRE PASSAGE? \_\_\_\_\_ OBSTRUCTED? \_\_\_\_\_ ADEQ.? \_\_\_\_\_ PUBLIC HALLS OBSTRUCTED? \_\_\_\_\_ HALL LIGHTING CONFORMS TO SEC. D26-3.20, M.D. CODE \_\_\_\_\_  
 EGRESS TO ROOF FROM PUBLIC HALL \_\_\_\_\_ BULKHEAD \_\_\_\_\_ SCUTTLE \_\_\_\_\_ ADEQUATE? \_\_\_\_\_ FLOOR NUMERALS PROVIDED \_\_\_\_\_  
 APARTMENT DOORS SELF-CLOSING \_\_\_\_\_

INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEY CARD USED WHEN INSPECTING CLASS "B" (TRANSIENT OCCUPANCY) MULTIPLE DWELLINGS**

DIVISION OF HOUSING										CLASS "B" SURVEY																																							
ADDRESS					NO.					BORO.					UNIT					DATE																													
MATERIAL: BRICK																				FRAME										FIREPROOF										NON FIREPROOF									
STORIES		C	B	1	2	3	4	5	6	TOTAL		CELLAR USED FOR LIVING										VIOL. SEC. 177																											
SLEEPING ROOMS CLASS B												CELLAR CEILING IN NEED OF REPAIR																																					
OTHER												HEATING PLANT PRESENT?										SMOKE PIPE OK?																											
LIVING ROOMS CLASS A												OUTSIDE CELLAR ENTRANCE										ADEQ.																											
APARTMENTS												INSIDE CELLAR										ADEQ.																											
STORES												STAIR ENCLOSED										ADEQ.																											
BUSINESS																																																	
ANY UNPROTECTED OPENINGS BETWEEN CELLAR OR OTHER LOWEST STORY AND FLOOR ABOVE																																																	
PAVEMENT IN NEED OF REPAIR										CELLAR										YARD										COURT																			
FURBISH OR INFLAMMABLE MATERIAL										CELLAR										YARD										COURT																			
SECOND MEANS OF EGRESS PROVIDED										ADEQUATE																																							
SPRINKLER SYSTEM PUBLIC HALLS										CLASS "B" ROOMS SPRINKLERED SEC. 194																																							
SPRINKLER HEADS MISSING OR PAINTED										O.S.V. VALVES SEALED OPEN										EXTRA SPRINKLER HEADS AND WRENCH PRESENT																													
F.E.S. BAL. & STAIRS					P.W. F.E.S.					P.M. BAL.					F.E.S. NEED PAINT					S.D.L.																													
STAIR TREADS AND ANGLE IRON SUPPORTS										G.N.L. OR REG. STAIRWAY TO ROOF																																							
OTHER PARTS IN GOOD REPAIR										FIRE PASSAGE ADEQUATE																																							
EGRESS TO ROOF FROM PUBLIC HALL										SCUTTLE										BULKHEAD										ADEQ. (OVER)																			

FRONT SIDE

SEC. D26 3.20		PUBLIC HALLS: ARTIFICIAL LIGHTING ADEQUATE		APT. DOORS SELF CLOSING	
		PLAIN GLASS DOOR PANELS & TRANSOMS		PARTITION SASH	
		FLOOR NUMERALS PROVIDED		REGISTRATION POSTED	
		REQUIRED			
SEC. D26 6.1 SANITARY FACILITIES: ONE W.C., ONE W.B., ONE TUB OR SHOWER PROVIDED FOR EACH 6 PERSONS					
ONE V.C. PROVIDED EACH FLOOR FOR CLASS "B" ROOMS					
SEC. D26 3.0					
SLEEPING ROOMS: SIGNS POSTED FOR LAWFUL MAXIMUM OCCUPANCY					
SLEEPING ROOMS CONFORM TO PERMITTED LAWFUL OCCUPANCY					
KITCHEN USED FOR SLEEPING PURPOSES					
SEC. D26 3.3		COOKING SPACES		ADEQUATE	
SEC. D26 6.4		MANAGER PROVIDED OR REGULARLY PRESENT			
SEC. D26 3.2		DIAGRAM & STATEMENT ON PREMISES			
SEC. D26 3.22		ROOMING HOUSE PERMIT DISPLAYED			
SEC. D26 3.22		REGISTER OF OCCUPANTS ON PREMISES			
SEC. D26 3.21		CLASS "B" ROOMS OCCUPIED BY CHILDREN UNDER 16 YEARS OF AGE			
INSPECTOR				DATE	

REVERSE

## C. Enforcement Activities

### 1. Departmental Show-Cause Hearings

When, in the judgment of the field inspector, as verified by his supervisor, the seriousness of the violations he finds requires more severe action than a routine "violation notice" to the landlord, but does not justify immediate court action, a "show-cause hearing" is recommended. The electronic data processing system generates a show-cause notice which is served by ordinary mail upon the owner. It advises him to appear at the appropriate borough office "to show cause why a prosecution should not be commenced." A veteran inspector serves as the "show-cause" hearing officer in each borough. The "show-cause" hearing is a time honored informal administrative procedure. While there is no specific authority in law or in departmental regulations for the issuance of the "show-cause summons," it is recognized as effective administrative procedure. Most owners or their agents appear in response to the "summons." The hearing is informal, and it permits the hearing officer to explain the nature and seriousness of the violation and to obtain assurance from the owner that the violations will be corrected within a reasonable time. A show-cause reinspection is then ordered to determine the degree of compliance. If the owner does not appear in response to a "show-cause summons", the case is referred for an immediate reinspection. If the reinspection discloses that the violation has not been removed, court action is instituted.

## COMPARISON OF HOUSING DIVISION "SHOW CAUSE" HEARINGS

Year	Manhattan		Bronx		Brooklyn		Queens		Richmond		N.Y.City	
	No. Issued	No. Hearings Held	No. Issued	No. Hearings Held	No. Issued	No. Hearings Held	No. Issued	No. Hearings Held	No. Issued	No. Hearings Held	No. Issued	No. Hearings Held
1938	3,574	N.A.*	797	N.A.	5,250	N.A.	207	N.A.	26	N.A.	9,354	N.A.
1940	1,634	N.A.	1,259	N.A.	3,875	N.A.	918	N.A.	84	N.A.	7,770	N.A.
1945	2,708	N.A.	643	N.A.	2,950	N.A.	298	N.A.	217	N.A.	6,816	N.A.
1950	7,519	6,405	4,076	3,505	13,755	12,138	1,592	1,504	108	93	27,050	23,645
1955	7,960	6,743	6,639	5,912	5,850	4,897	2,410	2,145	153	130	23,012	19,827
1959	8,894	7,535	7,596	6,020	15,275	12,179	2,087	1,808	225	180	34,077	27,722
1960	7,915	7,156	6,983	5,423	19,355	15,535	3,315	2,701	279	215	37,877	31,030
1961	11,407	7,023	6,288	4,990	14,479	11,352	1,998	1,425	112	87	34,284	24,777
1962	6,676	5,754	5,100	4,488	9,500	7,089	1,755	1,462	213	174	23,244	18,967
1963	8,293	6,700	4,450	3,735	4,543	3,922	4,275	3,146	81	65	21,942	17,568
1964 (11 mos)												

\*N.A. - Not available.

## 2. Criminal Prosecution

Violations of the statutes which the Housing Division enforces, the New York State Multiple Dwelling Law and the New York City Multiple Dwelling Code, are punishable by the imposition of criminal penalties. Those subject to criminal process include the owner, mortgagee or vendee in possession, assignee of rents, receiver, executor, trustee, lessee, agent or any other person, firm or corporation directly or indirectly in control of a dwelling or part thereof. (§304(8), New York State Multiple Dwelling Law; §D26-2.2(15), New York City Multiple Dwelling Code.)

§304(1) of the New York State Multiple Dwelling Law prescribes that violators of the Multiple Dwelling Law shall be guilty of a misdemeanor (with several specific exceptions), punishable for a first offense by a fine not exceeding \$500 or by imprisonment for a period not exceeding 30 days, or by both such fine or imprisonment. For a second, and any subsequent offense arising from the failure to remove the violation upon which the first offense was based, the punishment prescribed is a fine not exceeding \$1000, or imprisonment not exceeding six months, or both.

§304(1-a) of the New York State Multiple Dwelling Law prescribes that those who violate sections 29, 37, 57, 62, 79, 80, 81, 83 or 325 of the Multiple Dwelling Law shall be guilty of an offense. The maximum fine for a first offense is \$50. For a second offense arising from failure to remove the violations upon which the first offense was based, the maximum fine is \$250. For a third or any subsequent offense arising from failure to remove the violations upon which the first and second offenses were based, the maximum fine is \$500. No alternative jail sentences are prescribed.

§D26-8.0 of the New York City Multiple Dwelling Code prescribes

# COMPARISON OF HOUSING DIVISION COURT ACTIVITY

Year	Cases Taken to Court	Cases Terminated in Court	Convicted	Transferred to			Dismissed and Withdrawn	Sentence Suspended	No. of Amount of Fines		Adjournments	Warrants	Average Fine
				Tried and Acquitted	Special Sessions				Fines	Fines			
1938	3,510	3,374	3,250	-	-	124	511	2,753	\$13,922.	3,590	-	\$5.06	
1943	5,926	4,982	4,695	6	10	278	423	4,271	24,276.50	3,773	206	5.68	
1945	3,227	3,213	2,983	11	21	224	532	2,445	25,013.	4,009	191	10.23	
1950	8,697	8,167	7,573	29	249	580	1,468	6,169	84,340.	8,463	264	13.67	
1955	23,707	22,447	21,810	26	294	746	2,646	19,159	355,267.	20,454	1,589	18.54	
1959	21,468	21,975	20,389	95	357	1,521	1,379	18,962	399,406.	18,074	2,067	21.06	
1960	23,638	23,853	22,282	156	251	1,611	1,891	20,384	543,606.	19,855	2,737	26.67	
1961	21,787	21,307	19,651	229	136	1,507	1,349	18,273	420,041.	18,553	2,776	22.99	
1962	16,364	16,917	15,607	178	88	1,105	1,115	14,479	329,428.	15,622	2,442	22.75	
1963	16,086	15,917	14,786	154	46	971	1,130	13,657	299,341.	15,389	2,753	21.92	
1964	25,441	21,784	20,613	181	24	1,036	848	14,714	332,508	17,791	2,642	16.86	

violators of the Multiple Dwelling Code shall be guilty of an offense, punishable, for a first offense by a fine of not more than \$500. or, upon failure or refusal to pay such fine, by imprisonment for not more than 30 days. For a second or subsequent offense arising out of the failure to remove the violation upon which the first offense was based, the penalty is a fine of not less than \$10 or more than \$1000, or imprisonment for a period not exceeding one year, or both.

In 1963, the Division of Housing instituted 16,086 criminal court actions. Of these, 15,917 resulted in fines totalling \$299,341. Statistics as to jail sentences are not available. However, it is estimated that less than 50 jail sentences were imposed throughout the entire city.

3. Referrals to the City Rent and Rehabilitation Administration Recommending Rent Reduction

The New York City Administrative Code relating to the jurisdiction of the City Rent and Rehabilitation Administration provides for certification to that agency by the Department of Buildings of any housing accommodation which is a fire hazard, is in a continued dangerous condition, is detrimental to life or health, or is occupied in violation of law. Upon receipt of this certification, the City Rent and Rehabilitation Administration may issue an order decreasing the maximum rent until the Department of Buildings certifies that the relevant violations are corrected. (§Y41-4.0(h)(3), New York City Administrative Code.) Further, §Y41-4.0(d) of the New York City Administrative Code provides for the establishment, by the City Rent and Rehabilitation Administration, of controlled maximum rents in previously decontrolled housing accommodations where the Department of Buildings certifies that such premises are a fire hazard or in a continued dangerous condition or detrimental to life or health.

In 1963, the Department certified 1,529 buildings to the City Rent and Rehabilitation Administration for appropriate action.

On June 7, 1963, Mayor Robert F. Wagner directed this Department and the Department of Health to expand the program of referrals to the City Rent and Rehabilitation Administration "for reduction of rents whenever the violations are of a degree and nature possibly justifying rent reductions." Referrals for the year 1963 were 50% greater than for 1962 -- and in 1962 the Department referred more cases than in any other year since the inauguration of rent control.

BUILDINGS REFERRED TO THE CITY RENT AND REHABILITATION ADMINISTRATION  
FOR RENT REDUCTION

<u>Year</u>	<u>Manhattan</u>	<u>Bronx</u>	<u>Brooklyn</u>	<u>Queens</u>	<u>Richmond</u>	<u>Total N.Y.C.</u>
1962	296	229	247	136	105	1,013
1963	635	205	321	249	119	1,529
1964 (11 mos)	718	335	357	306	134	1,850

4. Referrals to the Department of Welfare pursuant to the provisions of Section 143-b of the New York State Social Welfare Law.

Chapter 997 of the Laws of 1962, effective July 1, 1962, added a new section, 143-b, to the New York State Social Welfare Law. This section permits a local welfare official to withhold rental payments where a violation exists in a building in which a welfare recipient resides, if the violation is certified by the Department of Buildings, among other authorized inspection agencies, as dangerous, hazardous or detrimental to life or health.

On June 29, 1962, in an effort to establish coordinated policy for implementation of the statute's provisions, the Commissioners of the Departments of Air Pollution Control, Buildings, Fire, Health, Water Supply, Gas and Electricity, and Welfare entered into a Memorandum of Understanding. The memorandum provides for the bi-monthly reporting to the Department of Welfare of all buildings containing violations which are determined, by the respective agency, to be dangerous, hazardous or detrimental to life or health. In addition, the inspection agencies are required to notify the Department of Welfare of all referrals to the City Rent and Rehabilitation Administration for reduction of rent, or of the institution of receivership proceedings.

To implement the bill's provisions and the Memorandum of Understanding, the Commissioner, on June 25, 1962, designated 71 of the 194 inspection orders as dangerous, hazardous or detrimental to life or health. To furnish the bi-monthly listing, the Department developed a program for its electronic data processing system. This program provides for a search of the file of every building with violations, and the production of a list of addresses of all buildings with hazardous violations and the number of pending hazardous violations in each building. The electronic data processing system searches within three hours an average of 30,000 buildings with violations pending. A bi-monthly

clerical search of this number of buildings and violations would be an impossible administrative task.

We are advised by the Department of Welfare that, during 1963, rent payments were withheld, as a result of information from this Department, on behalf of 1,773 tenants receiving public assistance.

### 5. The Power to "Vacate" Multiple Dwellings

The most extreme enforcement power of the Department is the summary power to order a building vacated if it is unfit for human habitation, or if it is dangerous to life or health because of its defects or disrepair. (§643a-1.0, New York City Administrative Code.) This power, which was widely and effectively used to obtain compliance with violation orders in the depression years of high vacancy ratio, is of lesser value in this post war era of acute housing shortage. The Tenement House Department actually vacated 215 buildings in 1934, 398 in 1935, 853 in 1936, and 546 in 1937.

Although the Department of Relocation will relocate, at City expense, every family displaced as a result of a department vacate order, the department is deeply aware of the fact that the vacate power upsets, in many instances, the family stability of those who most need decent shelter. In 1963, the department vacated only 34 structures throughout the City.

Buildings are vacated pursuant to interdepartmental procedures adopted to implement Mayor Wagner's Executive Order No. 32, dated April 4, 1963, the purpose of which is to ensure proper relocation by the Department of Relocation. The procedure specifies the responsibilities of the various City departments involved in the vacate process. Deputy Commissioner Judah Gribetz, at the designation of the Mayor's Housing Policy Board, served as Chairman of a special interdepartmental subcommittee which drafted the interdepartmental "Procedure for Vacating of Residence Buildings."

COMPARISON OF BUILDINGS VACATED AS UNFIT FOR HUMAN HABITATION

<u>Year</u>	<u>Manhattan</u>	<u>Bronx</u>	<u>Brooklyn</u>	<u>Queens</u>	<u>Richmond</u>	<u>Total N.Y.City</u>
1959	9	6	7	1	0	23
1960	3	4	16	7	0	30
1961	6	2	19	0	0	27
1962	3	2	21	1	0	27
1963	10	4	19	1	0	34

6. "Receivership"

1963 provided the first full year's experience with the "Receivership Bill" (L. 1962, Ch. 492, effective June 1, 1962). This new statute has furnished the Department with a means of assuring the repair of some of the worst violation-ridden tenements.

a. The statute: Where a landlord fails or refuses to make repairs necessary to eliminate conditions which constitute a serious menace to the health and safety of tenants, the City, acting through the Commissioner of Real Estate, as receiver, will make repairs and recoup expenditures out of the rents it collects. A revolving fund of \$200,000. has been created by the New York Board of Estimate to finance this activity.

The Commissioner of Buildings initiates the receivership process by selecting appropriate buildings and certifying that conditions exist which constitute a serious fire hazard or serious threat to life, health or safety. He notifies the owner, by ordinary mail, and mortgagees and lienors of record, by registered mail, that the violations exist. The notice directs that the said violations be removed by a stated time, usually 21 days. Provision is made for a shorter period of notice, usually five days, if the violations constitute imminent danger to the occupants. Upon failure to remedy the unlawful conditions within the specified period of time, and following service in person or by publication, by the Corporation Counsel as attorney for the Commissioner of Buildings, application is made to the New York Supreme Court for the appointment of a receiver. The receiver in every case is the Commissioner of Real Estate.

As stated heretofore, the receiver makes required repairs. The cost is recouped from the rents collected. However, the receiver has a prior lien on the rents but not on the property's asset value, in other words, the

"fee" ownership itself. Any foreclosure by a mortgagee or lienor is subject to the receiver's prior lien on the rents.

Protective provision is made for notice to mortgagees and lienors, who are afforded an opportunity to be heard in the Supreme Court and to contest the propriety or legality of the Department of Buildings' application. For a lien to be valid against the interest of a mortgagee or lienor, there must be full compliance with the notice provisions.

The court may authorize the mortgagee or lienor, in addition to the owner himself, to make the necessary repairs. However, prior to permitting the repairs to be made by a party other than the receiver, the court must, first, determine the issue, second, be satisfied of his ability to make the repairs, and third, require security to guarantee performance of the work within a specified time. When a mortgagee or lienor effects repairs, he obtains a lien on the rents identical to that which the receiver would obtain.

b. Receiverships as of December 31, 1963:

	<u>No. of Buildings</u>
I. Receiver appointed	15
II. Discontinued - Total or substantial compliance	38
III. Cases forwarded to Law Department for application to Supreme Court	34
IV. Cases determined appropriate for receivership on which 21 day notice has been served and running	20
V. Cases determined appropriate for receivership but not yet noticed	73
VI. Cases under consideration for receivership	65
VII. Application for receiver denied by Supreme Court	1
VIII. Discontinued - considered not feasible for receivership	<u>34</u>
	280

c. Comments on bill's effectiveness:

I. Unlike other available remedies, receivership provides a means of assuring, as an end product, total or substantial code compliance.

II. Not a single building in which compliance was obtained or in which a receiver was appointed, was erected after 1929. In regard to code compliance, or removal of all violations, the Department seeks adherence to minimum standards of law rather than reconstruction of tenements as "show case" structures. Thus, in effect, receivership is an attempt to prolong the life, conserve, or make more livable, tenements which passed out of style a generation ago.

III. Receivership is the only weapon that provokes activity by all parties who have an interest in the property. For the first time in its history, the Department has obtained response from mortgagees or lienors of record. In many instances, they have been shocked out of lethargy and have exerted pressure on the owners, their mortgagors, to remove violations. Everyone financially interested in the property becomes involved in the process of removing violations in a receivership case.

IV. The social problems resulting from tenant dislocation and the financial costs attendant to vacating buildings are avoided.

V. Receivership has the attributes of an "in rem" proceeding. It is directed against the property itself. Unlike the situation in a criminal prosecution, the actions of the Department cannot be frustrated by its inability to locate and personally serve "phantom" landlords.

VI. There is more than a reasonable possibility that governmental expenditures, or most of them, can be recovered. The receiver can be discharged only upon the reimbursement of governmental expenditures. If the receiver is not discharged by payment of his expenses by the owner or other lienors, and he

operates the building at a deficit, the building may eventually become the property of the City via "in rem" proceedings for non-payment of taxes.

VII. Receivership is a means of inducing several dollars of private improvements for every dollar of City expenditure. Receivership proceedings have been discontinued, because of desired code compliance by their owners, in more than twice the number of buildings than those in which receivers were appointed.

VIII. The threat of receivership - as a psychological weapon - has an incalculable impact upon owners of slum properties who are anxious not to lose their proprietary interests.

D. Other Housing Division Activities.

1. Central registry for multiple dwelling violations.

Pursuant to Executive Memorandum #88, issued by Mayor Wagner on March 10, 1961, a central registry for multiple dwelling violations was established in the Department. The Executive Memorandum directed the Departments of Health, Fire, Air Pollution Control and Water Supply, Gas and Electricity, to forward, after May 1, 1961, a duplicate copy of their violation notices affecting multiple dwellings to the appropriate borough office of this Department within three working days from the date of issuance of such notices, and to advise us as soon as the violations have been dismissed. Violation orders resulting in immediate on-the-spot compliance need not be forwarded to the central violations registry.

The purpose of this registry is to provide in one location, a complete picture of the violation status of all multiple dwellings in violation. These records are available, under appropriate controls, to the public and interested agencies.

## COMPARISON OF CENTRAL VIOLATION REGISTRY ACTIVITIES

1961 (May to December)

<u>Department</u>	<u>Manhattan</u>	<u>Bronx</u>	<u>Brooklyn</u>	<u>Queens</u>	<u>Richmond</u>	<u>N.Y.C.</u>
Air Pollution Control	430	169	261	106	1	967
Dept. of Health	5,749	932	1,670	42	33	8,426
Fire Dept.	387	53	180	2	-	622
Dept. W.S.,G&E.	<u>1,051</u>	<u>724</u>	<u>682</u>	<u>172</u>	<u>-</u>	<u>2,629</u>
Total	7,617	1,878	2,793	322	34	12,644

1962

Air Pollution Control	516	251	585	121	15	1,488
Dept. of Health	9,621	1,772	3,104	325	8	14,830
Fire Dept.	635	99	618	100	-	1,452
Dept. W.S.,G.&E.	<u>1,025</u>	<u>829</u>	<u>490</u>	<u>409</u>	<u>4</u>	<u>2,757</u>
Total	11,797	2,951	4,797	955	27	20,527

1963

Air Pollution Control	686	396	401	375	7	1,865
Dept. of Health	7,994	2,634	3,018	193	17	13,856
Fire Dept.	397	62	113	15	3	590
Dept. W.S.,G.&E.	<u>1,700</u>	<u>946</u>	<u>799</u>	<u>230</u>	<u>1</u>	<u>3,676</u>
Total	10,777	4,038	4,331	813	28	19,987

## 2. Search Unit

During 1963, this Department issued 67,726 record searches in response to requests from the public. Pursuant to the provisions of §641-12.0 of the New York City Administrative Code, \$136,692. in search fees was collected for this service.

Since the establishment, on May 1, 1961, of the Central Registry for multiple dwelling violations, each search report issued by our Search Unit has contained a record of the violations of the Departments of Air Pollution Control, Health, Fire and Water Supply, Gas and Electricity in addition to those of the Department of Buildings.

On May 1, 1962, a new City Rent Law became effective (L.L. 20 of 1962 as amended in 1963). One section (§Y51-4.0(g)(5)(a)) requires that no application for an increase in any maximum rent may be filed unless there is annexed "a Certificate of the Department of Buildings stating that no violations against such property are recorded in the index maintained by the Central Violations Bureau of such department or that all violations recorded against such property have been cleared, corrected or abated." This statutory requirement has resulted, in the past two years, in an increase of about 25% in the total number of search reports issued by the search unit.

### COMPARISON OF SEARCH ACTIVITY (Documents Issued and Fees Collected)

Year	Manhattan	Bronx	Brooklyn	Queens	Richmond	Total N.Y. City	Total Fees
1959	10,178	6,839	21,663	14,084	439	53,203	\$108,480.00
1960	9,503	7,057	20,564	13,360	457	50,941	103,785.25
1961	9,349	7,974	20,816	15,236	517	53,892	109,551.25
1962	12,835	11,547	24,517	17,312	612	66,824	134,952.75
1963	12,615	11,159	24,992	17,976	982	67,726	136,692.00

### 3. Registration Section

In 1963, the registration section processed 16,141 new ownership or managing agent, or changes in ownership or agency, registrations. A total of \$39,618. in fees was collected for this service.

#### REGISTRATION ACTIVITY - 1963

	<u>Manhattan</u>	<u>Bronx</u>	<u>Brooklyn</u>	<u>Queens</u>	<u>Richmond</u>	<u>N.Y.City</u>
New Bldg. Registration	152	75	362	161	20	770
Re-registrations (New owners or lessees)	3,350	1,970	4,241	1,045	38	10,644
Re-registrations (New managing agent)	1,572	619	318	232	9	2,750
Re-registrations (New address or new corporate officers)	5,809	3,194	5,499	1,564	75	16,141

In 1955 (L.L. 1955, No. 113), the New York City Council enacted registration requirements which were more detailed than those existing under the provisions of §325 of the New York State Multiple Dwelling Law (§D26-3.1, New York City Administrative Code). The "legislative declaration" contained in §D26-1.0 of the Code found "that enforcement of the laws...has been frequently handicapped, impeded and obstructed by the absence of...effective provisions requiring adequate registration of the ownership of multiple dwellings and proper identification of the persons legally responsible..., as well as by the unavailability within the city of owners or other persons having legal responsibility for such maintenance and operation...that proceedings to enforce such laws...brought against corporations owning or legally responsible...are time consuming, complicated and cumbersome and less efficacious in compelling compliance than proceedings brought against

legally responsible natural persons acting in behalf of such corporation...

...that the evils and dangers resulting from the absence of adequate requirements...may be effectively combatted by requiring the owner of each multiple dwelling...to designate a natural person, who resides or is regularly present in the city for the transaction of business, as a managing agent in control of and legally responsible for the maintenance and operation of such dwelling in accordance with law."

The importance of these registration requirements was upheld, on December 31, 1962, by the New York Court of Appeals, in affirming the conviction of a managing agent who failed to file a registration statement in accordance with the provisions of §D26-3.1. People v. Chodorov, 12 NY2d 176 (1962). The Court held that "if the owner has himself failed to file the statement, the agent or other person in control of the premises may be held liable...Quite obviously, the provision would avail the city naught if only the true owner were under the necessity of filing the essential statement. If the actual owner failed to file and no one else was under a duty to do so, the city's law enforcement authorities would be just as helpless as they would have been had no statement been required."

#### 4. Neighborhood Conservation and Area Services Programs

The Department assists the Housing and Redevelopment Board in implementing the Board's Neighborhood Conservation programs and Area Services projects. The Neighborhood Conservation program, inaugurated in August 1959, is directed at arresting the spread of blight in sound neighborhoods. Conservation programs are in operation in the Chelsea, Hudson, Bloomingdale, Morningside, Hamilton-Grange, East Harlem and Carnegie Hill areas of Manhattan. The Area Services projects are designed to provide a comprehensive program of code enforcement and social services in those parts of the city where, because physical conditions are so much in decay, conservation efforts would be inappropriate. Area Services projects are in operation in the East Harlem Triangle, East River, Lower East Side, West Side North and West Side South areas of Manhattan, the Bedford Stuyvesant, Coney Island and Dare areas of Brooklyn, and the Arverne area of Queens.

16 Housing Division inspectors are assigned to these districts. They work the district on a full time basis and are based at the local Neighborhood Conservation office, where they assist in tenant and landlord education programs in addition to making inspections.



## 5. State and Local Legislation

Although no unusual legislative proposals in the code enforcement field were enacted into law in 1963, nevertheless, customary vigilance had to be exercised by the Department and its allies, the civic and community groups interested in housing legislation.

Numerous written comments were forwarded to the Mayor's legislative representative for transmittal to the members of the legislature and the Governor's staff. These expressions of Departmental (and Administration) views on legislative proposals were prepared by the Executive Housing Assistant and reviewed by the Deputy Commissioner (Housing) and the Commissioner. The Executive Housing Assistant and the Deputy Commissioner (Housing) were, during the legislative session, in constant contact with legislative representatives of civic and community groups as well as with staff members of appropriate legislative committees. The Department is proud of its relations with civic and community groups, who have continually displayed reliance on our expert judgment. We are grateful to these groups for their unswerving support in the constant battle to forestall the lowering of hard-won legislative standards.

In 1963, the Multiple Dwelling Law was amended as follows:

1. Chapter 1001 - Amendment to §26, subds. 2 and 5, added a new definition, "tower", permitting more flexibility for tower buildings, in conformity with the provisions of the amended Zoning Resolution.
2. Chapter 394 - Amendment to §26, subd. 10 (new) and §77, subd. 3, permitted the beautification by the planting of shrubs and trees of yard and court space in multiple dwellings.

3. Chapter 379 - Amendment to §30, subd. 9, provided a more practical approach to ensure through ventilation to private halls or adjoining rooms of multiple dwellings.

4. Chapter 140 - Amendment to §34, subd. 5; §177, subd. 5; and §216, subd. 5, extended to July 1, 1965 the time during which certain cellars and basements may be occupied, pursuant to temporary certificates issued by the Departments of Buildings and Health.

5. Chapter 918 - Amendment to §76, subd. 5, extended the period of exemption, until November 1, 1965, during which additional water closets need not be installed in old law tenements located in areas to be acquired for public improvements.

6. Chapter 920 - Amendment to §83, combined into one section the present two sections of law now numbered as §83.

## E. Miscellaneous Observations

### 1. Adequate Heating For all Multiple Dwellings.

An important provision of the New York City Multiple Dwelling Code, enacted in 1955, was the requirement (§D26-3.10) that every owner of a tenement or converted dwelling provide heat and hot water to his residential tenants from a central source of supply after the date specified in the following schedule:

<u>Type of Multiple Dwelling</u>	<u>Date on and after which heat and hot water must be supplied from a central source</u>
1. Tenements containing 10 or more apartments	Nov. 1, 1958
2. Converted dwellings containing 10 or more apartments	Nov. 1, 1958
3. Rooming houses	Nov. 1, 1958
4. Tenements containing less than 10 apartments	Nov. 1, 1959
5. Converted dwellings containing less than 10 apartments	Nov. 1, 1959

In 1957, the City Council enacted legislation permitting, under specified conditions, the substitution of approved space and water heaters in lieu of the installation of a central supply of heat and hot water (D26-3.10a and D26-3.10b).

The responsibility of ensuring compliance with these added requirements, designed to eliminate serious fire hazards and obliterate the "cold water flat" from our housing nomenclature, devolved upon the Department.

For five years the Department has been engaged in a vigorous enforcement effort. Violations for failure to install central heat and hot water, or the approved substitute, have been filed against 15,266 buildings and dismissals were issued in 14,213 cases. In a span of five years, the Department has completely canvassed our housing inventory to record appropriate heat

and hot water violations and has secured compliance in 80% of the buildings involved. Many of the buildings still in violation have installed central heat and hot water, or the approved substitute, but remain in violation because of minor defects yet to be remedied.

# CENTRAL HEAT VIOLATIONS

(1959-1963)

	<u>Manhattan</u>	<u>Pronx</u>	<u>Brooklyn</u>	<u>Queens</u>	<u>Richmond</u>	Total <u>N.Y.City</u>
Issued	3,450	258	11,057	416	85	15,266
Dismissed	3,280	254	10,305	296	78	<u>14,213</u>
				Violations Pending		1,053

## 2. The Decline of Rooming Houses.

New York City has two main kinds of rooming houses. The term "rooming house" is most commonly applied to old one or two family dwellings, or brownstone fronts, converted to rooming-house use. Such buildings are classified as converted class B multiple dwellings. A second kind are the old- and new-law tenements which have been converted, either partially or wholly, from apartment use to separately occupied furnished rooms within a basic apartment, with kitchen and toilet facilities shared by all occupants. Instead of renting the apartments by the month, the owner or lessee of an apartment or building, furnishes and rents individual rooms by the week. Such structures are classified as old law single room occupancy buildings or new law single room occupancy buildings.

Immediately following World War II, many private dwellings, tenements and apartments were converted to rooming house use. But instead of housing single working persons, these became the homes of entire families, most of whom were recent arrivals to our City and in a low income strata.

Such accommodations were well described by the July 1952 Additional Grand Jury, Kings County, in their Second Grand Jury Presentment dated March 3, 1953. This Grand Jury was convened on July 8, 1952 as a consequence of a fire in which seven persons lost their lives on June 18, 1952 at 1101 Bedford Avenue. A portion of the presentment entitled "Rooming Houses, Number One Slum Creator, Must Go" reads as follows (pp. 3-8):

"Let us examine an actual situation investigated by the Grand Jury. We are talking of an area in Brooklyn that is considered a very good one. There are in it so-called 'high-class' apartment houses, well-kept one and two family houses and a considerable number of brownstone and limestone houses, some of which have been converted to comfortable and well-kept two and even three family houses.

"At one corner in this area there are situated four beautiful and exceptionally well constructed basement and four-story houses. These were built in 1899 as one-family houses. Three of the houses each had

15 rooms and the other 16 rooms, for a total of 61 rooms. The basements of each house had a billiard room, laundry and kitchen. Thus, only 49 rooms in the four buildings were used as living and sleeping rooms.

"No substantial change in the type of occupancy took place until 1937 when a certificate of occupancy was issued for these buildings as a 'class B multiple dwelling--1 family and boarders'.

"A 'class B' multiple dwelling is defined as a 'a multiple dwelling which is occupied, as a rule transiently, as the more or less temporary abode of individuals or families who are lodged with or without meals...This class shall also include dwellings designed as private dwellings but occupied by one or two families with five or more transient boarders, roomers or lodgers in one household'.

"The mere definition does not appear to be ominous but in it lurks the making of slums, as will soon become apparent.

"The real change came in 1950 when a certificate of occupancy was issued for these buildings as a rooming house, technically known as a 'class B' multiple dwelling.

"Let it be noted clearly that with this change came a change from 49 rooms used for living purposes to 79 rooms for living purposes, all of which are used for sleeping.

"Put this is the crucial change--and the change to slum houses--in July of 1952, these houses were occupied by 66 families consisting of 94 adults and 161 children--a total of 255 persons. And keep in mind that this was done according to law...

"The situation just described is not an isolated one. It is taking place in very many places not only in Brooklyn but all over the city. Recently a group, League of West Side Organizations, from the west side of Manhattan, raised a hue and cry about it.

"The law as it now exists permits these conditions to develop. The Multiple Dwelling Law permits the conversion of a one or two family building (not frame construction) to a rooming house. When it is done it is called a 'converted dwelling' and becomes known as 'class B' multiple dwellings which we defined on page four above. Whatever the technicalities may be, what is important is that where four families lived before--94 adults and 161 children,--sixty-six families live now."

The Grand Jury then enumerated the causes, all permitted by law, which made these conditions possible: There was no limit to the number of persons permitted to sleep, eat and cook in one room -- the law required only that each adult (over 12 years of age) have 400 cubic feet of space and all persons under 12 years of age have 200 cubic feet. Thus in a 12'x15'x9' room parents and four children could legally cook, sleep and live, with some footage to spare. The law required only one toilet for each seven sleeping rooms.

One toilet could be legally sufficient for as many as 42 persons. The law made no requirement for baths or showers. Nor was there any requirement for central heating, and the Grand Jury noted that the use of kerosene stoves during winter months created serious fire hazards.

In 1954, to combat such abuse and exploitation the New York City Administrative Code was amended to prohibit the conversion of tenements to single room occupancy use and single or two family dwellings or converted dwellings to rooming house use. (Section C26-1451.0, New York City Administrative Code, Local Law 1954, No. 20, renumbered Section D26-7A.0 by Local Law 1955, No. 113 as part of the New York City Multiple Dwelling Code).

Conversions made pursuant to a permit issued prior to September 1, 1955 and at least half completed before September 15, 1955 and fully completed prior to April 15, 1956, were permitted. Otherwise, all conversions after May 15, 1954 were forbidden.

Since the passage of this prohibitory legislation, further restrictions have been enacted:

1. Occupancy standards were tightened. The determination of overcrowding was altered from the computation of cubic feet of air to square foot area. (N.Y.C. Adm. Code, Section D26-3.0, enacted by L.L. 1955, No. 113.)
2. The installation of one or more sprinkler heads in every room used for class B occupancy on and after July 1, 1957 was required. (N.Y. State Multiple Dwelling Law, Section 194, added Laws of 1956, Chapter 168.)
3. New families with children were prohibited from occupancy of class B multiple dwellings after April 9, 1960. (N.Y.C. Adm. Code, Sec. D26-3.21, enacted by L.L. 1960, No. 6.)
4. Any occupancy of such dwellings by families with children after January 1, 1965 was prohibited. (N.Y.C. Adm. Code, Sec. D26-3.21, enacted by L.L. 1960, No. 6.)

5. The obtaining of annual rooming house permits from the Department of Buildings to facilitate law enforcement was required. (N.Y.C. Adm. Code, Sec. D26-3.22, enacted by L.L. 1960, No. 4.)

The net effect of the prohibition of further conversion to rooming houses and the subsequent legislation designed to improve the safety of rooming house occupants and to improve their health standards, has been a decline in the number of rooming houses in our City. In the last ten years, over 4,000 class B rooming houses have been either restored to class A (i.e., apartment) occupancy or to one or two family dwellings, or demolished. More than 50% of the decline has occurred within the past two years.

COMPARISON OF CLASS "B" ROOMING HOUSES

<u>Year</u>	<u>Manhattan</u>	<u>Bronx</u>	<u>Brocklyn</u>	<u>Queens</u>	<u>Richmond</u>	<u>Total N.Y.City</u>
1954	8941	520	4568	1287	174	15,490
1955	8860	553	4756	1285	170	15,624
1956	8754	544	4790	1284	168	15,540
1957	8618	540	4700	1268	137	15,263
1958	8454	527	4633	1225	124	14,963
1959	8188	514	4550	1196	121	14,569
1960	7878	489	4435	1110	119	14,031
1961	7629	482	4253	968	110	13,442
1962	6250	472	4082	917	108	11,849
1963	5895	450	3593	977	106	11,021

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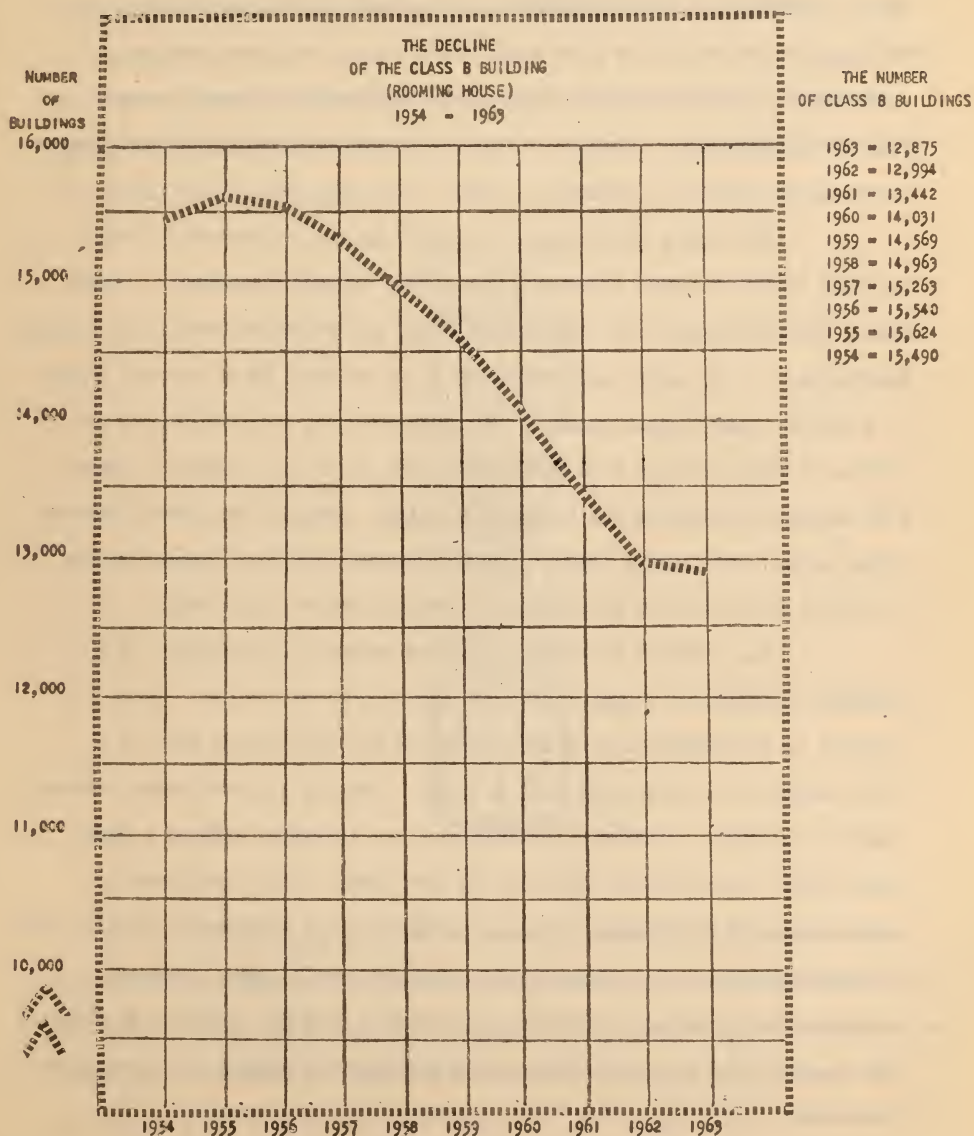
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The net effect of the prohibition of further conversion to rooming houses and the subsequent legislation designed to improve the safety of rooming house occupants and to improve their health standards, has been a decline in the number of rooming houses in our City. In the last ten years, almost 3,000 class B rooming houses have been either restored to class A (i.e., apartment) occupancy or to one or two family dwellings, or demolished.

#### COMPARISON OF CLASS "B" ROOMING HOUSES

<u>Year</u>	<u>Manhattan</u>	<u>Bronx</u>	<u>Brooklyn</u>	<u>Queens</u>	<u>Richmond</u>	<u>Total N.Y. City</u>
1954	8941	520	4568	1287	174	15,490
1955	8860	553	4756	1285	170	15,624
1956	8754	544	4790	1284	168	15,540
1957	8618	540	4700	1268	137	15,263
1958	8454	527	4633	1225	124	14,963
1959	8188	514	4550	1196	121	14,569
1960	7878	489	4435	1110	119	14,031
1961	7629	482	4253	968	110	13,442
1962	7415	472	4082	917	108	12,994
1963	7321	459	4073	906	106	12,875



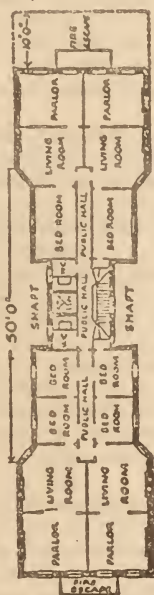
3. Our most durable relic - The Old Law Tenement.

, Our old law tenements (buildings occupied by three families or more living independently of each other, which were erected prior to April 12, 1901) have been described as "a monument to the longevity of buildings, to the tenacity with which they cling to an income-producing existence. They defy alike the laws of decent housing and every extant rule of depreciation." (Report of Temporary Commission to Examine and Revise the Tenement House Law, January 30, 1928, p. 35.)

Our City's first complete housing census, conducted in 1909, revealed 88,097 of these structures containing 645,403 apartments. Almost half a century later, there remain 43,505 old law tenements containing 341,848 apartments. If we assume each apartment to be occupied by an average family of 3 members, and further assume a 10% vacancy ratio, over 900,000 of our citizens reside in these structures which were known for windowless rooms, poor sanitary facilities and abominable design. Actually the rental vacancy ratio in New York City is 1.79%. (People, Housing and Rent Control in New York City, City Rent and Rehabilitation Administration, June 1964.)

The dumbbell tenement, so-called because of its shape, is a structure designed to occupy almost the entire area of its lot. It is attached to its neighbors on either side, and its only vacant area is a strip located in its rear, 10 feet in depth. The six or seven story dumbbell usually included 4 apartments to the floor, two on either side of a long, dark, narrow, unventilated corridor, 60 feet long. On a floor space of approximately 20 by 90 feet, it was possible to get 4 apartments, usually two of four rooms and two of three rooms. Only one room in each apartment received direct light and air from the street or from the ten feet of required yard space in the rear. Ten of 14 rooms were dark or gloomy and inadequately ventilated.

The unique feature of the dumbbell which distinguished it from the railroad flat was the narrowing of the building at its middle. The indentation was  $2\frac{1}{2}$  feet wide and ranged in length from 5 to 50 feet. When added to the similar indentation on adjoining tenements, an airshaft 5 feet wide was created on each side. The windows of 2 or 3 rooms of each apartment faced to the shaft, from which they drew their light and air. The narrow center of the building contained the stairs and the common water closet, which was shared by two families.



In the early 1900's, the toilets in over 11,000 tenements were located in the yards in what were commonly known as "school sinks and privies." The school sinks, while they were connected to a sewer, were of such character that they could never be kept clean. In the winter they would freeze up, distributing the foul matter over the yards, and in the summer they were so

rank that they attracted flies from miles around. The privies were extremely foul, for the reason that they were not water supplied.

Only through regulatory legislation embodied in the Tenement House Law of 1901 and the Multiple Dwelling Law of 1929 and enforced by the Tenement House Department and its successor, the Department of Buildings, have living conditions in these buildings been made tolerable.

The important improvements contained in the 1901 law required the removal of school sinks or privies and their replacement with water closets wherever a sewer connection was possible. However, it was permissible to place the water closets in the yard and the requirement of one for every two families was enforceable only when new accommodations were being installed. Public halls had to be provided with skylights and at least a scuttle exit to the roof. Cellar floors had to be of concrete and cellar ceilings of plaster. Fire escapes of some kind were required to be accessible from every apartment; in buildings not over 3 stories containing not more than 4 families Harris cable fire escapes were permitted. A window was required to be installed in the wall of any windowless interior room, linking it to adjoining windowed rooms. A supply of water for every floor was required, as was adequate hall lighting and janitor service.

These were meager requirements, particularly when contrasted with the provisions for new construction required by this new law.

Between 1901 and 1929, there were no changes of fundamental importance in the law as it affected old-law tenements.

Those charged, in 1928 and 1929, with the responsibility of revising the Tenement House Law were chiefly concerned with improving the scanty sanitary facilities and inadequate fire protection still existing in the old law tenements. For example, a survey of 9 blocks of old law tenements situated in Williamsburg

and Greenpoint, made in 1929, found that 90% of the tenements were not provided with heat; 80% had no hot water supply; 80% were without bathing facilities; and in 70% the families used common toilets of which 80% were in the yard. (Regional Survey of New York and its Environs, Vol. VI, p. 263. (1931)).

The Multiple Dwelling Law, enacted in 1929, contained further important provisions affecting existing old law tenements. Among these the most important required:

Elimination of yard water closets and provision of water closet accommodations within the building.

Provision of at least one water closet for every two families.

Elimination of vertical ladder fire escapes, including rope ladder and cable fire escapes, and provision of stair type fire escapes.

Fire retarding of cellar ceilings.

However, there was no immediate effective date for these provisions. So-called moratoria postponed enforcement of the water closet and cellar ceiling provisions until April 18, 1934, and of the provisions for eliminating vertical ladder fire escapes until January 1, 1934.

A further provision of the Multiple Dwelling Law prohibited the use for living purposes of secondary interior rooms, that is of rooms which did not open into rooms which opened directly on a window to a court or to the outer air. This provision was amended in 1931 and its application postponed until January 1, 1936. It still remains permissible to occupy the first interior room, even though it does not have an outside window.

The inadequacy of even the provisions of the 1929 law soon became readily apparent. The 1934 legislature passed a law requiring the fire retarding of public halls in old law tenements 4 stories or more in height. All wood wainscoting, trim and wood stair railings were required to be removed

6X

by this amendment which went into effect on January 1, 1936. The 1935 legislature required the provision of a separate toilet for the exclusive use of each family. This law, which also took effect on January 1, 1936, did not require that these individual toilets be placed within the apartments.

On June 29, 1936 the New York Times editorialized:

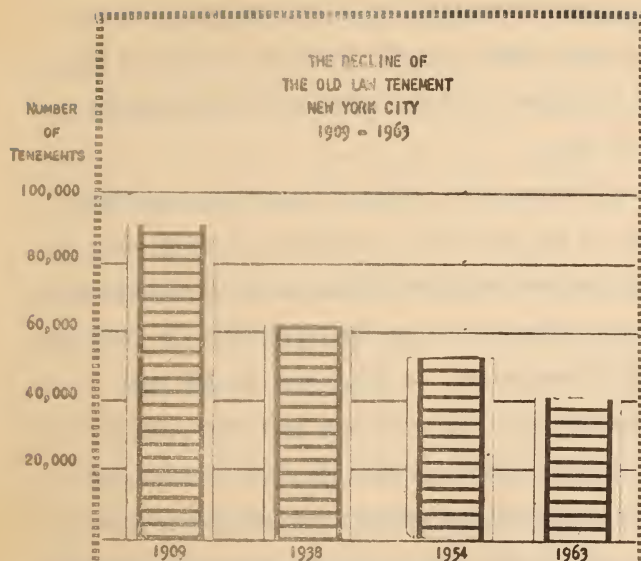
"Built fifty or seventy-five years ago, 66,000 old law tenements still stand, a blot on our urban civilization and a reproach to those men of leadership and genius in our cities who have solved so many other social problems and failed to solve this vital one. In these ancient rookeries men, women and children still live under conditions which are repulsive to every humane instinct and defy all modern housing standards."

A final major requirement imposed on the old law structures was enacted in 1955. Effective either November 1, 1958 or November 1, 1959, depending upon the number of apartments in the tenement, there had to be installed a central source of supply of heat and hot water, or an approved substitute.

Two observations are noted from the above description of our old law inventory and the improvements required by restrictive legislation:

1. Housing codes and their administration have made tolerable the lives of millions of New Yorkers compelled to make old law tenements their homes.

2. The tempo of obliteration of old law tenements (see chart on p. 147) has accelerated during the last 9 years. They were destroyed at the rate of 983 per year since 1954. Until 1954, they declined at the rate of 724 per year. Had our old law tenements been destroyed at the rate of 983 per year since 1902, there would be approximately 30,000 remaining instead of our current inventory of 43,505.



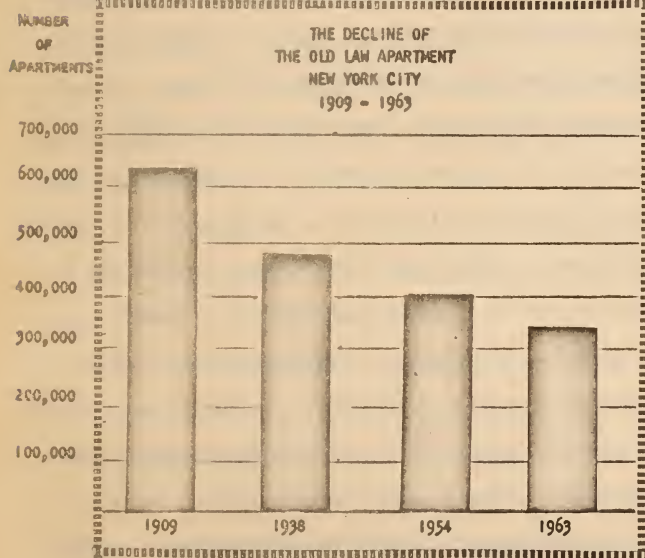
THE NUMBER OF  
OLD LAW TENEMENTS

1963 = 43,505

1954 = 52,348

1938 = 61,872

1909 = 88,097



THE NUMBER OF  
OLD LAW APARTMENTS

1963 = 341,848

1954 = 414,546

1938 = 486,075

1909 = 645,403

F. The Introduction of Electronic Data Processing in the Division of Housing.

Record keeping in the Housing Division of the Department had been performed essentially in the same manner from the creation, in 1901, of the predecessor Tenement House Department until the installation of electronic data processing equipment in 1962.

The acute housing shortage which, after World War II, solidified itself as a permanent aspect of our daily life, coupled with a heavy and continuing in-migration into our tenements and rooming houses of citizens from rural environments, placed an enormous burden on the Department. In 1940, the Department received only 32,000 complaints. By 1950, over 126,000 were received and in no year since that time has the figure been under 100,000. In 1940, the Department recorded 88,000 violations. By 1950, over 133,000 were recorded and since then the number has annually been slightly over or slightly less than 200,000. An all time high of 307,000 was recorded in 1963. In 1940, 3,374 cases were terminated in the Criminal Court. By 1950, 8,167 cases were terminated, and thereafter a tremendous build-up has been sustained annually -- for example, 23,053 cases were terminated in 1960.

No concomitant increase in clerical personnel was authorized to cope with this increased activity. The increase in activity, the demand of the public for services, intolerably strained the Department's resources. Delays, in every aspect of our work, became routine rather than exceptional. Record keeping became faulty and slipshod. Personnel were constantly being shifted to plug holes in the ever increasing cracks in the dike. Inspectors were shifted from field work to clerical work and back again to field work, dependent upon which crisis needed most attention. Added to this increase in work due to changing living conditions, were additional clerical responsibilities. A more complex and detailed ownership and managing agent registration activity and the

institution of a central registry for multiple dwelling violations of all departments, are but two examples.

Our plight was early recognized by knowledgeable civic and community groups. In 1950, the Citizens Housing and Planning Council reported that "the present method of keeping records is obsolete...The system of making entries by long hand in manuals and heavy ledgers, is reminiscent of the days of quill pens and Dickens' novels. That system must be replaced. Inspectors and other trained people should not be assigned to clerical work. There should be an adequate number of clerical workers. The Department should install modern tabulating and recording machines." (CITIZENS' HOUSING AND PLANNING COUNCIL OF NEW YORK, INC., A PROGRAM OF LAW ENFORCEMENT AND REGULATION OF EXISTING HOUSING IN THE CITY OF NEW YORK, FEB. 21, 1950, p. 7.) These observations were echoed, in March 1952, by the management consultant employed by the MAYOR'S COMMITTEE ON MANAGEMENT SURVEY OF THE CITY OF NEW YORK. "For the Division of Housing to operate as it is supposed to, it needs not minor improvements, but elbow-room to make a sweeping change-over from a rather ineffective complaint bureau to a regulatory unit..." (FINAL REPORT, REGULATORY INSPECTIONAL AND LICENSING ACTIVITIES, MAYOR'S COMMITTEE ON MANAGEMENT SURVEY OF THE CITY OF NEW YORK, March 1, 1952, p. 582.)

The reports of yet other interested groups, the Grand Juries of Kings and New York Counties, gave further impetus to the demand for sweeping administrative and clerical changes.

The Kings County Grand Jury, convened to investigate code enforcement activities after a fire in which seven persons died at 1101 Bedford Avenue on June 18, 1952, reported, as one of numerous observations, in their third presentment dated September 29, 1953 that "At the present time, none of the boroughs follow the same procedure. Uniformity of procedures and forms should be established for all boroughs." COUNTY COURT, COUNTY OF KINGS, JULY 1952

The New York County Grand Jury, convened to investigate alleged corrupt activities within the Department, reported in a presentment dated March 9, 1959 that "In the course of this investigation, the Grand Jury has examined voluminous records of the Department. The condition of these records could only be described as wretched. The contents of a large number of the files had fallen apart and in many cases the files in current use were in an advanced state of deterioration. It is inconceivable that records of such importance were permitted to be kept in such an inefficient, slipshod and virtually irresponsible manner. These conditions relating to the maintenance of the records of the Department unquestionably contributed to maladministration and corruption." The Grand Jury recommended that "A system should be devised which would reflect the contents of the various files and which would thus help to keep them intact." (COURT OF GENERAL SESSIONS, COUNTY OF NEW YORK, REPORT OF THE FOURTH NOVEMBER 1957 GRAND JURY, MARCH 9, 1959, pp. 9-10, 13.)

Upon his assumption of office as Commissioner, in October 1958, Peter J. Reidy inaugurated studies, with the cooperation of the Bureau of the Budget and the office of the City Administrator, designed to improve the administration of the Division of Housing.

An initial step towards automation was taken in 1959 with the installation of electronic data processing, which was operated by employees of the Department of Investigation. The equipment was programmed to check on the processing of violations, which were still manually prepared, to prevent delay or neglect in processing. The program was designed as a security check on inspectional activities — to watch the progress of violations from their date of failing to their disposition in criminal court.

On November 10, 1960, Commissioner Reidy reported to Mayor Wagner:

"A study is currently being made of the feasibility of introducing automation in this Department. This study is considering the use of modern electronic data processing equipment for control of inspections in addition to the processing of violations of the Multiple Dwelling Law and the Multiple Dwelling Code. Thus, it is designed to embrace a wide area of activity than the equipment presently utilized by the Department of Investigation. The functional control and record keeping activities of this department are inadequate and insufficient for the volume of activity, and in need of improvement. This study is engaged in evaluating and reviewing the present practices and making such revisions as are necessary to improve this program. The work is being done under the direction of a committee comprised of members of the Department, and representatives of the City Administrator's Office and the Bureau of the Budget. Four members of the Department's staff have been trained in electronic programming, and electronic data processing equipment is on order with delivery scheduled for late in 1961. It is estimated that this new procedure can be placed in operation in the early part of 1962."

An IBM 1401 data processing system was selected for use in the Department. The equipment installed consists of a 1401 Memory Unit, a 1402 Reader-Punch, a 1403 Printer, and 729 Model II Tape Drives.

The "1401" is the "brain" of the system. It is a logic and storage unit through which the other components are controlled and instructed. It contains the circuitry that enables the computer system to execute the program of instruction by processing many different types of operations. Our "1401" has 8,000 positions of memory.

The "1402" is the basic method of reading information into the system. All data fed to the computer must first be punched on cards, much as typewritten material is prepared. The punched cards are read into the computer, by means of electrical impulses going through the holes, which transfer the card information to reels of magnetic tape. Although the "1402" can read cards at a speed of 800 per minute, it is not as fast as tape input. Therefore, in our system, to speed processing, we read cards in, merely edit them, and write them on to tape. They are then sorted and processed from tape to tape.

In addition to the data that is read into the system by the "1402", our programs or instructions are read into the "1401" memory unit by way of the "1402".

A program is a detailed series of instructions, key punched onto cards, telling the computer in machine language, what to do and how to do it. Thus, the processing of data according to a program involves the reading of the program into the system, in the form of cards, followed by the reading into the system of relevant data previously key punched onto cards.

The "1403" prints the output of the program on appropriate forms. It can print up to 600 lines per minute. A line consists of a maximum of 132 characters. The printer also prints messages to the operator informing him of special instructions concerning the program being run.

The "729 Model II tape drive" is used both as input and output to the system. Our system has 4 tape drives. Great quantities of information can be stored on magnetic tape containing relatively little space. One reel of tape is 2400 feet long and contains 556 characters per inch. We have 450 reels of magnetic tape.

The tape unit records data as transmitted from the "1401 memory" unit. It also transmits to the "1401 memory" unit the data contained on magnetic tape.

In essence, our system operates by means of feeding a program, in the form of cards, via the "1402 reader" to the "1401 computer". Next, the data is fed to the "1401" from the "1402 reader" in the form of cards or from the tape drives in the form of magnetic tape, or both. The program tells the computer what operations are to be performed and indicates the desired output. Output can be in the form of documents printed by the "1403 printer", additional tape records, punched cards or any combination thereof.

Early in 1960, department personnel and IBM specialists commenced the arduous task of transforming the manual operating procedures of the Division of Housing into "programs" which would translate these activities to machine operation. This was truly a trail blazing operation. No comparable system was in operation anywhere. Programs were drafted, re-drafted and again re-drafted.

In August 1960, members of our staff, with special aptitudes, were chosen to be trained as programmers. Upon completion of training, they joined the IEM specialists in developing programs for our system.

In October 1961, we commenced transferring the essential information of our files upon special abstract sheets which in turn were keypunched onto cards and in turn recorded on tape. Only employees who were familiar with our records could abstract the relevant data. We could not interfere with our daily operations, so it was necessary for the selected employees to work evenings and Saturdays to gather the basic information from our files for recording in the system.

Two basic abstracts from Department records were made. The "A" abstract contained building information from each of the 150,000 multiple dwellings. This abstract consisted of each building's address, owner's name and address, block and lot number, registration number, class of building, type of construction, number of stories, apartments and rooms, the date of last inspection, notation as to the requirement of rooming house permits and sprinkler tests, and an indication of whether any violations were pending. The "B" abstract was an abstract of every violation of record on every multiple dwelling in the city. 150,000 violations were abstracted.

The method utilized by inspectors in reporting violations had to be made machine compatible. Under manual operation, the inspectors wrote their items of violation in the form of appropriate "orders" contained in an order book. The order book required revision for machine operation. The objective was to design a simple means, involving as little writing as possible, which in turn would limit the amount of required key punching. The wording of each violation had to be reviewed as there was a limitation on the number of characters each violation, including its location, could have in order to be

machine compatible. Thus, code violation "order" was made to consist of two parts: (1) a designation of the section of law violated together with a direction to eliminate same, which is recorded in a master order file, and (2) its location, which is supplied by the inspector. The combination of the two forms the entire violation order. A sample page of the order book follows:

44

472 SEC. 83, M.D. LAW. PROVIDE THIS DWELLING  
WITH A RESIDENT JANITOR, HOUSEKEEPER, OR  
OTHER RESPONSIBLE PERSON.

ABSTRACT: PROVIDE A RESIDENT JANITOR.

INSTRUCTION: USE WHEN DWELLING IS OCCUPIED BY 13  
FAMILIES OR MORE. DO NOT APPLY THIS ORDER WHERE  
JANITOR OR CARETAKER LIVES WITHIN A DISTANCE OF TWO  
HUNDRED FEET OR THERE IS ONE RESIDENT JANITOR OR  
CARETAKER FOR NOT MORE THAN THREE ADJOINING BUILDINGS.

480 SEC. 80, M.D. LAW. ABATE THE NUISANCE  
CONSISTING OF VERMIN AT \_\_\_\_\_

ABSTRACT: REMOVE VERMIN.

INSTRUCTION: STATE KIND OF VERMIN, GIVE LOCATION,  
CELLAR, STORY, PUBLIC HALL, APARTMENT, ROOM.  
THIS VIOLATION WILL NOT BE DISMISSED UNLESS LETTER  
IS RECEIVED AT THIS OFFICE FROM EXTERMINATOR STATING  
THAT EXTERMINATION HAS BEEN DONE.

480A SEC. 78, M.D. LAW. ABATE THE NUISANCE  
CONSISTING OF \_\_\_\_\_

ABSTRACT: ABATE THE NUISANCE.

INSTRUCTION: GIVE LOCATION: CELLAR, STORY, PUBLIC  
HALL, APARTMENT, ROOM.  
USE FOR ALL NUISANCES OTHER THAN VERMIN.

Early in 1962, the operations of the Borough of Manhattan were converted to data processing. All other boroughs, except Richmond, were on "tape" by early 1963. Conversion to machine operation was a most difficult time for all levels of staff. All personnel had to be retrained. Pending conversion, while manual operation continued, the previously abstracted data had to be continuously updated. "Bugs" and unforeseen difficulties developed as we went on tape. Clerical and inspection staff had to work on "old", "interim" and "on tape" material at the same time.

The following flow charts, descriptive material and forms outline our programs as of 1963: (Names and addresses used in descriptive material and forms are fictitious)

Master Files maintained by the Electronic Data Processing Unit:

1. Master Buildings File:

This file contains the complete record of every multiple dwelling in the City of New York. These records are in sequential order by borough, street and house number. Every pertinent and relevant item of information necessary is included in each record for each building. Some information is spelled out; some abbreviated; and other, coded. Primarily, each record contains the address of the building, and the name and address of the owner or agent; every official designation and classification of the building; type of building, number of stories, number of apartments, etc.; permits required and their status; any history of violations and date of last inspection; and other miscellaneous indicators.

2. Master Violation File:

This file contains the complete record of every multiple dwelling that has a violation or violations pending against it. Each record contains every item of information in the Master Building record and information regarding the status of action being taken; the date and type of scheduled reinspection; the section of law involved, description and location of each violation, and directions for elimination of said violation; and miscellaneous coded processing-indicators.

3. Master Complaint File:

This file contains the address of the building and the name and address of the complainant; the type of complaint, the complaint number, apartment number and description of the complaint; the date of receipt, the date of any action taken, and the type of action taken.

4. Master Multiple Dwelling Laws and Codes File:  
(Master Order File)

This file contains the numerical designation of each section of the Multiple Dwelling Law and the Administrative Code that may come into violation and directions for elimination of that violation.

5. Master Cross Reference File:

This file contains the principal house number and principal street code, and the alternate house number and/or street code for each building that may have an address other than the principal (official) number assigned.

6. Master Complaint History File:

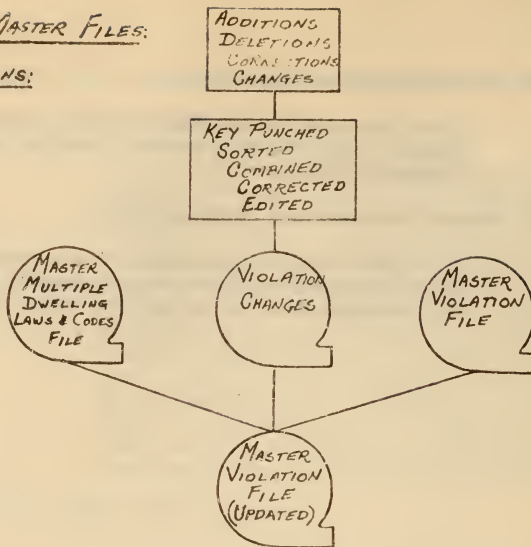
This file contains the record of all resolved complaints that have been dropped from the Master Complaint File.

7. Master Dismissed and Cancelled File:

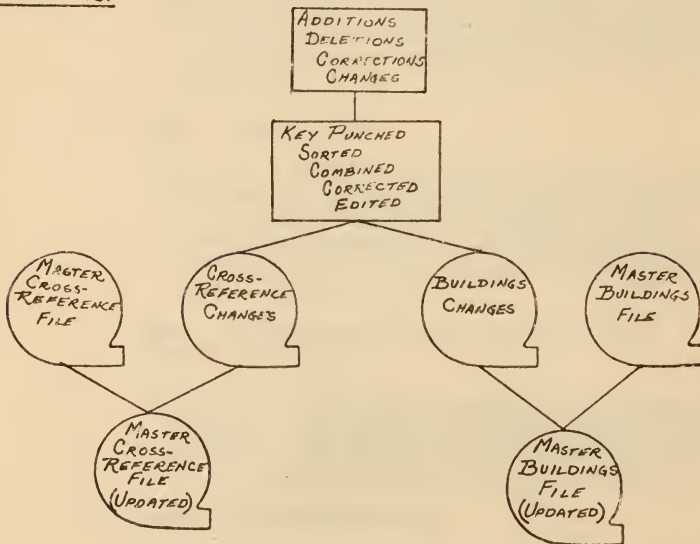
This file contains the record of all violations that have been complied with and removed, and have been dropped from the Master Violation File.

MAINTENANCE OF MASTER FILES:

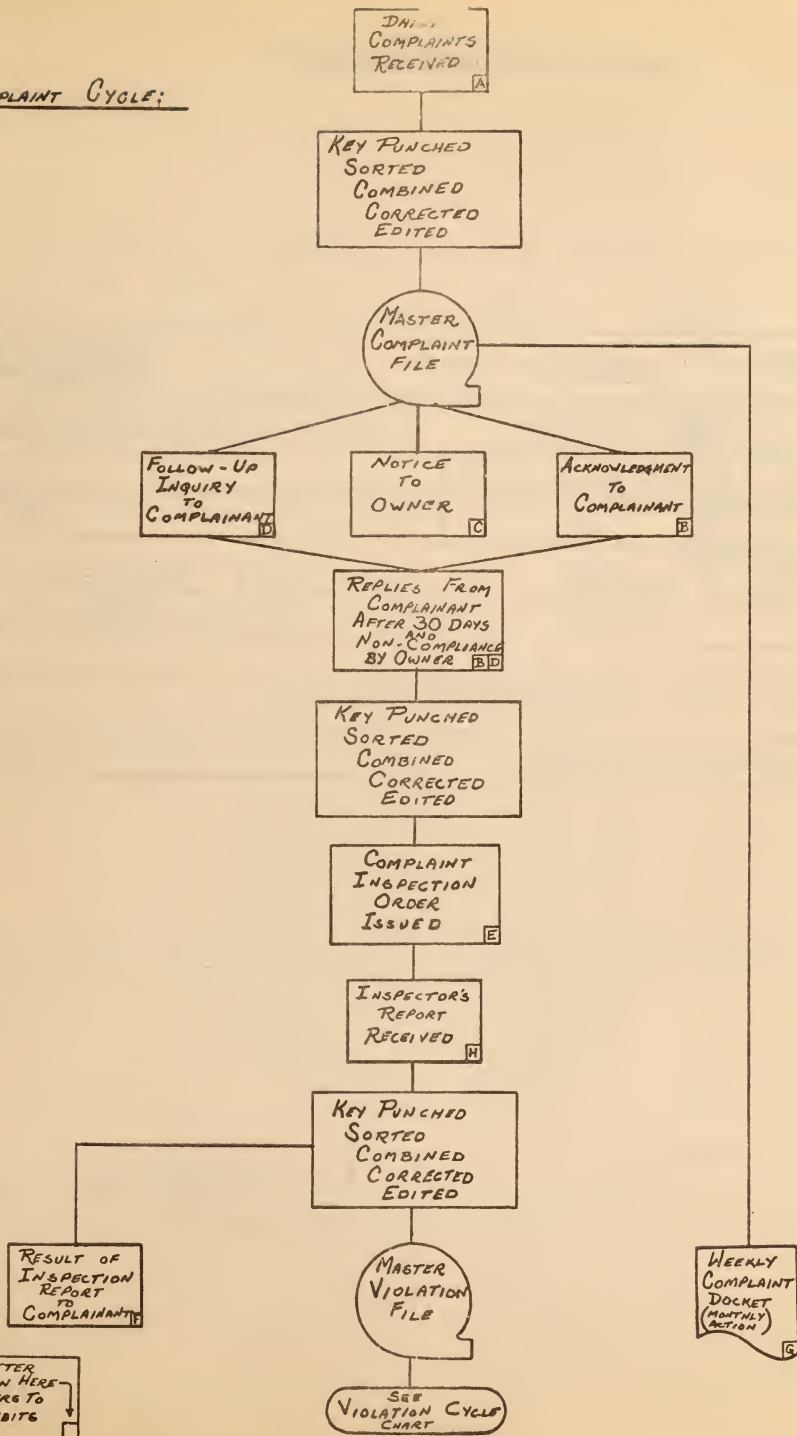
VIOLATIONS:



BUILDINGS:



COMPLAINT CYCLE:



NOTE: LETTER SHOWN HERE REFERS TO EXHIBIT 6

1. Complaint Number				COMPLAINT REPORT		THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS	
300/23		N		2. House No.	3. Street Code	4. Street Name	
		Type		1573		HENRY ST.	
5. Town Code	6. Zone	7. Apt. No.	8. Date Received				
3	12	4E	10-12-63				
9. Complainant's Name				10. Complainant's Address			Town Zone
JONES JOHN				S			
11. Nature of Complaint							
CH-7-0403				NO HOT WATER			
				APT. NEEDS PAINTING			
Form 1007 (Rev. 8-61) — 100M-702298 (62) 447							

FORM 1 - PART B (REV. 8/51)


 MANHATTAN  
MUNICIPAL BUILDING  
NEW YORK 7, N. Y.

 BRONX  
1932 ARTHUR AVENUE  
BRONX 57, N. Y.

 BROOKLYN  
MUNICIPAL BUILDING  
BROOKLYN 1, N. Y.

THE CITY OF NEW YORK

## DEPARTMENT OF BUILDINGS

 QUEENS  
120-55 QUEENS BLVD.  
KEW GARDENS 24, L. I.

 RICHMOND  
BOROUGH HALL  
ST. GEORGE 1, S. I.

COMPLAINT NO.	HOUSE NO.	ST. CODE	STREET NAME	BOROUGH	APT. NO.	DATE REC'D	REGISTRATION NO.
309042N	0000219	05230	UNION ST.	BKLN	3E	11-4-63	323485

Mailing Address of Owner or Agent:

 JOHN JONES  
221 UNION ST.  
BROOKLYN N.Y.

Mailing Address of Complainant:

 SMITH MRS.  
219 UNION ST.  
BROOKLYN N.Y.

## ACKNOWLEDGMENT OF COMPLAINT

This will acknowledge receipt of your complaint.

CH 7 0403 NO HOT WATER APT NEEDS PAINTING

The owner has been notified of the above complaint. *Sign and return* form to the Department of Buildings, Municipal Building, Room 1004, New York 7, N. Y., if no corrective action has been taken. Where necessary call your borough office as indicated above.

Please do not reply prior to this date:

No corrective action taken.

Borough Superintendent

 0000578  
COMPLAINANT'S SIGNATURE  
052306378 303042

FORM 1 - PART A (REV. 8/7)  
100M - 1113047 (82)

THE CITY OF NEW YORK  
DEPARTMENT OF BUILDINGS

MANHATTAN  
MUNICIPAL BUILDING  
NEW YORK 7, N. Y.

BRONX  
1932 ARTHUR AVENUE  
BRONX 57, N. Y.

BROOKLYN  
MUNICIPAL BUILDING  
BROOKLYN 1, N. Y.

QUEENS  
120 55 QUEENS BLVD.  
NEW GARDENS 24, L. I.

RICHMOND  
BOROUGH HALL  
ST. GEORGE 1, S. I.

COMPLAINT NO.	HOUSE NO.	ST. CODE	STREET NAME	BOROUGH	APT. NO.	DATE REC'D	REGISTRATION NO.
303042N	0000219	05230	UNION ST.	BKLN	3E	11-4-63	323485

Mailing Address of Owner or Agent:

JOHN JONES  
221 UNION ST.  
BROOKLYN N.Y.

Mailing Address of Complainant:

SMITH MRS.  
219 UNION ST.  
BROOKLYN N.Y.

## NOTICE OF COMPLAINT

The following complaint has been received on the premises shown above:

CH 7 0403 NO HOT WATER APT NEEDS PAINTING

Please make the necessary repairs immediately. If this condition is not corrected, an inspection will follow and violations of law will be reported. Departmental action will be taken forthwith to insure compliance with the law. Upon completion of the repairs, sign and return this form to the Department of Buildings, Municipal Building, Room 1004, New York 7, N. Y. For information call the borough office in which your building is located as indicated above.

Corrective action has been taken.

Borough Superintendent

OWNER'S OR AGENT'S SIGNATURE

0000578 052306378 303042

EXHIBIT "D"---REMINDER CARD TO COMPLAINANT (FORM I-D)

IF NO REPLY IS RECEIVED FROM THE COMPLAINANT WITHIN SIXTY DAYS OF THE INITIAL PROCESSING (NON-HAZARDOUS COMPLAINTS ONLY) A REMINDER CARD IS SENT TO THE COMPLAINANT INSTRUCTING HIM TO REPLY WITHIN SEVEN DAYS IF THE CONDITION COMPLAINED OF STILL EXISTS.

IF NO SUCH REPLY IS RECEIVED THE DEPARTMENT ASSUMES THAT THE CONDITION HAS BEEN CORRECTED. THE COMPLAINT MAY THEN BE TRANSFERRED TO THE HISTORY FILE AFTER NINETY DAYS FROM THE DATE FIRST PROCESSED.

IF THE COMPLAINANT SENDS BACK THE CARD THE COMPUTER WILL GENERATE AN INSPECTION ORDER.

PRIOR TO MACHINE PROCESSING, IT WAS NOT PRACTICABLE TO MAINTAIN SUCH A PRECISE AND THOROUGH FOLLOW-UP OF NON-HAZARDOUS COMPLAINTS. THE COMPUTER HAS PROVIDED THE ABILITY TO BETTER SERVE THE PUBLIC IN THE FOLLOW-UP OF NON-HAZARDOUS COMPLAINTS.

Borough of <b>BROOKLYN</b>	(SIDE 1)
Date <b>12-12-63</b>	
Premises <b>1573 HENRY ST</b>	
COMPLAINT NO. <b>300123N</b>	<b>JOHN JONES</b>
DATE OF COMPLAINT <b>10-12-63</b>	<b>1573 HENRY ST.</b>
	<b>BROOKLYN N.Y.</b>
<u>FRONT SIDE</u>	

FORM I-D  
2BM - 701244(63)

THE CITY OF NEW YORK  
DEPARTMENT OF BUILDINGS



Dear Sir or Madam

In reference to the complaint noted on the reverse side, we sent you an acknowledgment of your complaint and requested that you return it to us after 30 days if the owner did not take care of the complaint. We have not heard from you and assume that the condition complained of has been taken care of. If this is not so, return this card to the Department of Buildings, Room 1006, Municipal Building, New York 7, N.Y. within 7 days. If we do not hear from you, no further action will be taken.

Commissioner

REVERSE

FORM 103B, REV. 9-62  
250M 1018120-121
 THE CITY OF NEW YORK  
 DEPARTMENT OF BUILDINGS  
 INSPECTION ORDER

A APTS \_\_\_\_\_ B ROOMS \_\_\_\_\_ B UNITS \_\_\_\_\_

TIME OF ENTRY \_\_\_\_\_ TIME OF EXIT \_\_\_\_\_  
PAGE 1

PREMISES	BORG	AREA	BLOCK	LOT	CLASS	REG NO.	DATE ISSUED
573 HENRY STREET	BKLN	177	2325	22	NL	523405	11-15-63
PRESENT STATUS OF PREMISES	LAST INSPECTED	STYS	APTS	B UNITS	OTHER CNS	NAME AND ADDRESS OF OWNER	
PENDING INSPECTOR REC REINSP	9-10-63	005	0026	00	7	MARY SMITH 219 UNION ST. BROOKLYN N.Y.	
TYPE OF INSPECTION	REASON						
MULTIPLE P							

DATE REPORTED	TYPE	INSP	ITEM	ORDER	SECTION OR COMPLAINT NO	VIOLATION DESCRIPTION
I INSPECTOR REC N, COMPLAINT PUBLIC PARTS INSPECTION MUST BE MADE						
7-15-63	N	20	40A	78	H/D LAW	PROPERLY REPAIR WITH SIMILAR THE BROKEN OR DEFECTIVE CERAMIC TILE FLOOR PUBLIC HALL INTERMEDIATE PLATFORM 5 STY TO ROOF.
7-15-63	N	21	43	78	H/D LAW	REPAIR THE ROOF SO THAT IT WILL NOT LEAK AT CEILING PUBLIC HALL BULKHEAD
7-15-63	N	22	44	78	H/D LAW	REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN UNIFORM COLOR THE CEILING PUBLIC HALL BULKHEAD.
APT#	DE	NAME	COMPLAINTS			
4E	JONES JOHN	300123M NG HOT WATER	APT NEEDS PAINTING 04-7-0403			

LAST ITEM NUMBER 22

0001573	05330	8377	N 04		I
PRINT HOUR	DATE	TIME	INSPECTION DATE	HANDL NO	RE DAYS
INSPECTOR RECOMMENDATIONS			INSPECTION APPROVAL		RESULT CODES
<input type="checkbox"/> 40	F22 LEFT — RE INSPECT		INSPECTION S		C COMPLIED WITH OR NO
<input type="checkbox"/> 43	RE INSPECT		SIGNATURE		CAUSE FOR COMPLAINT
<input type="checkbox"/> 42	TO SHOW CAUSE				N NOT COMPLIED WITH
<input type="checkbox"/> 49	TO LEGAL — ALL				A NO ACCESS
<input type="checkbox"/> 49	TO LEGAL — SOME		SUPERVISOR S		X RECOM COURT ACTION
<input type="checkbox"/> 44	VACATE ORDER ISSUED		SIGNATURE		V VIOLATION REPORTED
<input type="checkbox"/> 47	BUILDING OBSVD VACANT				P VIOL PREV REPORTED
<input type="checkbox"/> 45	VACANT BUILDING		REVIEWER S		L CANCELLED
<input type="checkbox"/> 41	REVOKE VACANT STATUS		INITIALS		D ISSUE DEFECT LETTER
<input type="checkbox"/> 46	DEMOLISHED BUILDING				W WAIVE TO SUPV
<input type="checkbox"/> 40	WAIVE REC/CASE CLOSED		INSPECTION OF PUBLIC PARTS	YES NO	CELLAR YES NO
			EGRESS		

REVIEWER \_\_\_\_\_ INSPECTION CONTROL \_\_\_\_\_ DATA PROC UNIT \_\_\_\_\_ BOROUGH CONTROL — TO FILE \_\_\_\_\_

AFTER THE INSPECTION ON A COMPLAINT IS MADE, THE RESULTS OF THE INSPECTION ARE ENTERED ON THE MASTER COMPLAINT TAPE. VIOLATIONS, IF PLACED, ARE ENTERED ON THE MASTER VIOLATION FILE. AT THE SAME TIME A CARD, ADDRESSED TO THE COMPLAINANT, IS AUTOMATICALLY PRINTED BY THE COMPUTER INFORMING HIM OF THE RESULTS OF THE INSPECTION.

THIS SERVICE TO THE COMPLAINANT WAS NOT PRACTICABLE PRIOR TO THE UTILIZATION OF ELECTRONIC DATA PROCESSING.

Borough of BROOKLYN  
Date 12-10-69  
Premises 1579 HENRY ST

(SIDE 1)

COMPLAINT NO. 300123N

DATE OF COMPLAINT 10-12-69

RESULT OF INSPECTION:  
NO LEGAL BASIS FOR ISSUANCE OF VIOLATION  
OR CANCELLED.

JOHN JONES  
1579 HENRY ST  
BROOKLYN N.Y.

FRONT SIDE

FORM 1-2  
DOM - 228173 (64)

THE CITY OF NEW YORK  
DEPARTMENT OF BUILDINGS



DEAR SIR OR MADAM:

Your Complaint has been inspected and the result of such inspection is shown on the reverse side.

## EXPLANATION OF RESULTS OF INSPECTION

"A VIOLATION HAS BEEN ISSUED AND IS BEING PROCESSED".

A violation has been placed against your landlord as a result of your complaint and this Department will take the necessary steps to obtain compliance.

"THE INSPECTOR COULD NOT GAIN ACCESS".

An inspector will visit your apartment at a later date to inspect the conditions you complained of.

"A VIOLATION WAS PREVIOUSLY ISSUED AND IS BEING PROCESSED".

An inspector reported a violation on the condition complained of on a previous visit to the building and the Department is taking steps toward compliance.

"NO LEGAL BASIS FOR ISSUANCE OF VIOLATION OR CANCELLED".

The condition is not in violation of any building law and the Department cannot take any action.

Commissioner

REVERSE

## EXHIBIT " G " WEEKLY COMPLAINT DOCKET

QUEENS MONTH TO DATE DOCKET

NOVEMBER 29, 1963

FINAL DOCKET FOR MONTH OF NOVEMBER

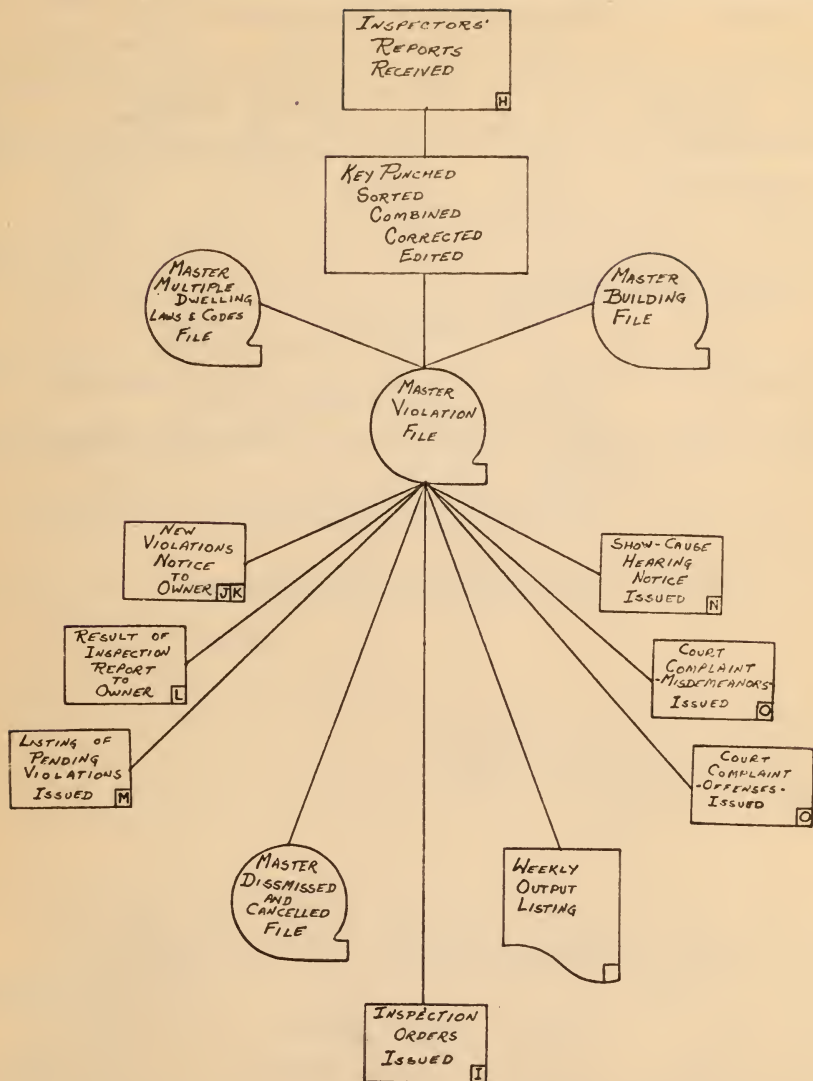
PAGE 30

PREMISES	APT NO.	COMPLAINT NUMBER	COMPLAINANTS NAME	COMPLAINT DESCRIPTION
DATE REC	LAST ACT		INSPECTION REPORT	
22141-25 ROOSEVELT AVENUE 10-11-63 11-20-63	517	405116N	MARGOLI, MRS. NO CAUSE COMPLAINT	KITCHEN AND BEDROOM NEED PAINTING
32123-28 SAGE STREET 10-11-63 11-27-63	4	367112N	SMITH MARY NOT RETURNED	NO HOT WATER
21233-17 SKILLMAN STREET 10-02-63 11-15-63	23	368873H	JONES, MR. VIOLATION REPORTED	HOLES IN PLASTER WALLS
21277-34 SKILLMAN STREET 10-12-63 11-14-63	42	334123N	BROWN, MRS. NOT RETURNED	WINDOW PANES MISSING
33135-37 SKILLMAN STREET 9-26-63 10-15-63		346541R	FIRE DEPT. VIOLATION REPORTED	ILLEGAL MULTIPLE DWELLING
34122-23 SKILLMAN STREET 9-17-63 11-12-63	23	341234N	GALLIEO, MRS. VIOLATION REPORTED	NO WATER TO WASH BASIN
36723-24 SKILLMAN STREET 10-23-63 11-10-63	14	347876R	FIRE DEPT. NOT RETURNED	FIRE DAMAGE 10-14-63 APT 14
12134-12 SOUTH STREET 10-12-63 11-23-63	22	336754N	MAT PRINCE NO CAUSE COMPLAINT	BATHROOM TILE ON FLOOR UNEVEN
22134-64 SOUTH STREET 11-20-63 11-20-63	15	323432R	FIRE DEPT. NOT RETURNED	FIRE DAMAGE 10-22-63 APT 15
33221-63 SOUTH STREET 8-24-63 10-23-63	56	333232N	JIM JAFFIEY VIOLATION REPORTED	APT. NEEDS PAINTING
43452-25 SOUTH STREET 10-17-63 11-12-63		332789R	FIRE DEPT. NO CAUSE COMPLAINT	FIRE DAMAGE 10-14-63 CELLAR
44456-21 SOUTH STREET 9-25-63 11-10-63	21	338234N	JAMES, MRS. VIOLATION REPORTED	RAIN ENTERS APT THROUGH WINDOWS
22323-63 STANHOPE STREET 10-11-63 11-20-63	45	344234H	BOB WHITE VIOLATION REPORTED	DEFECTIVE CEILING IN BEDROOM
23434-12 STANHOPE STREET 10-15-63 10-25-63		354556R	FIRE DEPT. NO CAUSE COMPLAINT	FIRE DAMAGE 10-11-63 AT ROOF
33212-24 STANHOPE STREET 9-12-63 11-23-63	22	365456N	JOHN DOEN NOT RETURNED	APT NEEDS PAINTING NO HOT WATER
22121-25 STANTON STREET 10-17-63 11-13-63	78	364782N	JON JEFFERSON NO CAUSE COMPLAINT	BROKEN FREEZER DOOR IN REFRIGERATOR
25343-34 STANTON STREET 10-25-63 11-14-63	12	365231R	FIRE DEPT. VIOLATION REPORTED	FIRE DAMAGE 10-23-63 APT 12

MONTH TO DATE COMPLAINT DOCKET: PRODUCED WEEKLY, A LISTING OF ALL COMPLAINTS ON WHICH THERE HAS BEEN ANY ACTION LISTED IN SEQUENCE BY ADDRESS. EACH WEEKLY DOCKET WITHIN A CALENDAR MONTH IS CUMULATIVE FOR THAT MONTH, AND SUPERSEDES THE PREVIOUS DOCKET UNTIL THE FINAL ONE FOR THE MONTH IS PRODUCED.

FULL INFORMATION REGARDING EACH COMPLAINT IS DISPLAYED IN ADDITION TO IDENTIFYING DATA. EACH COMPLAINT LISTED ALSO SHOWS THE LAST ACTION TAKEN, DATE OF LAST ACTION, RESULTS OF INSPECTION, ACTUAL WORDING OF COMPLAINT AND OTHER PERTINENT FACTS. THIS ACCUMULATION OF INFORMATION WHEN PRESENTED IN ORDER, ENABLES ANYONE INQUIRING ABOUT EITHER ONE COMPLAINT OR THE PREMISES AS A WHOLE, TO DETERMINE THE FACTS WITH EASE.

# VIOLATION CYCLE:



NOTE:

LETTER  
SHOWN HERE  
REFERS TO  
EXHIBITS

FORM 1036-100V 5-63  
59041 1010120-1687THE CITY OF NEW YORK  
DEPARTMENT OF BUILDINGS  
INSPECTION ORDERA APTS 1 B ROOMS     B UNITS      
TIME OF ENTRY 9<sup>35</sup> TIME OF EXIT 9<sup>55</sup> AM  
PAGE 1

PREMISES		BORO	AREA	BLOCK	LOT	CLASS	REG. NO.	DATE ISSUED
1573 HENRY STREET		BKLN	177	2325	22	NL	323405	11-15-63
PRESENT STATUS OF PREMISES		LAST INSPECTED	STYS	APTS	BUNITS	OTHER	CNS	NAME AND ADDRESS OF OWNER
PHDG INSPECTOR REC REINSP		9-10-63	005	0026		00	7	MARY SMITH 219 UNION ST. BROOKLYN N.Y.
TYPE OF INSPECTION		REASON						
MULTIPLE		M						

DATE REPORTED	POV RPT	INSP RPT	ITEM	ORDER	SECTION OF COMPLAINT NO.	VIOLATION DESCRIPTION
					I INSPECTOR REC N,	COMPLAINT
					PUBLIC PARTS INSPECTION MUST BE MADE	
7-15-63	N	C	20	40A	70 M/D LAW	PROPERLY REPAIR WITH SIMILAR THE BROKEN OR DEFECTIVE CERAMIC TILE FLOOR PUBLIC HALL INTERMEDIATE PLATFORM 5 STY TO ROOF.
7-15-63	N	C	21	43	70 M/D LAW	REPAIR THE ROOF SO THAT IT WILL NOT LEAK AT CEILING PUBLIC HALL BULKHEAD
7-15-63	N	C	22	44	70 M/D LAW	REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN UNIFORM COLOR THE CEILING PUBLIC HALL BULKHEAD.
APTS 4E		C		NAME JONES JOHN	0000 00 COMPLAINTS 00 0000	
					3001234 NO HOT WATER APT NEEDS PAINTING 21-7-0403	
					LAST ITEM NUMBER	22

EACH VIOLATION SHOWN ON THE INSPECTION ORDER (FORM 1036) HAS THE DATE REPORTED PRINTED TO THE LEFT OF IT. THIS INFORMATION, USED IN CONJUNCTION WITH THE PRESENT STATUS OF A VIOLATION, AIDS THE INSPECTOR IN HIS RECOMMENDATION.

0001573	05236	0377	11	23	63	000	30	4	3	N	4	Y	42750	
PRINC HOUS. NO	STREET	DE SC B AREA	INSPECTION DATE	BADGE NO	RE DAYS	A1	C1	Target Items	PUBP	SERIAL NUMBER				
INSPECTOR RECOMMENDATIONS:			INSPECTION APPROVAL				RESULT CODES							
<input type="checkbox"/> 40	F22 LEFT - RE-INSPECT		INSPECTOR'S SIGNATURE <i>John Jones</i>				C COMPLIED WITH OR NO CAUSE FOR COMPLAINT							
<input checked="" type="checkbox"/> 43	RE-INSPECT													
<input type="checkbox"/> 42	TO SHOW CAUSE		SUPERVISOR'S SIGNATURE <i>James Mac-</i>				N NOT COMPLIED WITH							
<input type="checkbox"/> 49	TO LEGAL - ALL													
<input type="checkbox"/> 48	TO LEGAL - SOME		REVIEWER'S INITIALS <i>LS</i>				A NO ACCESS							
<input type="checkbox"/> 44	VACATE ORDER ISSUED													
<input type="checkbox"/> 47	BUILDING OBSVD VACANT		INSPECTION OF PUBLIC PARTS				X RECOM. COURT ACTION							
<input type="checkbox"/> 45	VACANT BUILDING													
<input type="checkbox"/> 41	REVOKE VACANT STATUS		EGRESS				V VIOLATION REPORTED							
<input type="checkbox"/> 46	DEMOLISHED BUILDING													
<input type="checkbox"/> 40	WAIVE REC/CASE CLOSED		YES NO				P VIOL. PREV. REPORTED							
			CELLAR				L CANCELLED							
			YES NO				D ISSUE DEFECT LETTER							
			YES NO				W WAIVE TO SUPV							
SUPERVISOR			REVIEWER			INSPECTION CONTROL			DATA PROC UNIT			BOROUGH CONTROL - TO FILE		
11/24/63			11/24/63			11/25/63			11/26/63					

## REPORT OF NEW VIOLATIONS

ITEM NO	ORDER NO	VIOLATION SUMMARY	LOCATION OF VIOLATION — SPECIFY STORY, APARTMENT, ROOM	OPU
23	224	Make doors self-closing	Loft south Bulkhead	1
24	40	Repair	Plastered surfaces 2 <sup>nd</sup> sty Public hall ceiling	2
25	40	Repair	Plastered surfaces 3 <sup>rd</sup> sty Public hall ceiling and east wall	3
26	42	Replace	Entrance door to 1 <sup>st</sup> sty Public hall	4
				5
				6
				7
				8
				9
				10
DATE OF REVIEW	REVIEWER'S SIGNATURE	ITEM NUMBERS CHECKED	REVIEWER MUST INITIAL FIRST PAGE REVERSE OF THIS REPORT AND VALIDATE NUMBER OF ADDITIONAL ITEMS REPORTED	
11/24/63	Richard Brown	23-26		
RETURNED TO INSP.:			RETURNED FROM INSP.:	



THE CITY OF NEW YORK  
DEPARTMENT OF BUILDINGS

MANHATTAN  
MUNICIPAL BUILDING  
NEW YORK 7, N. Y.

BRONX  
1932 ARTHUR AVENUE  
BRONX 57, N. Y.

BROOKLYN  
MUNICIPAL BUILDING  
BROOKLYN 1, N. Y.

QUEENS  
120 25 QUEENS BLVD  
KEW GARDENS 24, L. I.

RICHMOND  
BOROUGH HALL  
ST. GEORGE 1, S. I.

MARY SMITH  
219 UNION ST  
BROOKLYN N.Y.

Bribery is a Crime: A person who gives or offers a bribe to any employee of the City of New York, or an employee who takes or solicits a bribe, is guilty of a felony punishable by imprisonment for ten years or by a fine of \$4,000, or more, or both. Penn. law, Section 278 and 1826.

As a result of an inspection made at the premises described below, the following violations of law have been reported.

You are directed to remove these violations immediately. Fill out the enclosed form as soon as the violations are complied with. Failure to comply may result in the issuance of a court summons forthwith.

BOROUGH SUPERINTENDENT

LOCATION		STREET CODE	BORO	DIST.	CLASS	REG. NO.	DATE REPORTED
1573	HENRY ST	05230	BKLN	177	NL	323485	11-23-63
ITEM	ORDER	SECTION	DESCRIPTION				
23	224	66, 67, 78, 107, 149, 188, 293, 298, 248, M/D LAW	ARRANGE AND MAKE SELF-CLOSING THE DOORS AT ROOF SOUTH BULKHEAD.				
24	40	79 M/D LAW	PROPERLY REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES 2ND STY PUBLIC HALL CEILINGS.				
25	40	78 M/D LAW	PROPERLY REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES 3RD STY PUBLIC HALL CEILING AND EAST WALL.				
26	42	78 M/D LAW	REPLACE WITH NEW THE BROKEN OR DEFECTIVE ENTRANCE DOOR TO 1ST STY PUBLIC HALL.				

EXHIBIT "J" FORM 194 PART A

FORM 194 PART A (WHITE)  
OWNERS COPY OF VIOLATIONS  
REPORTED ON INSPECTION  
REPORT FORM.

## DEPARTMENT OF BUILDINGS

MANHATTAN  
MUNICIPAL BUILDING  
NEW YORK 7, N. Y.

BRONX  
1932 ARTHUR AVENUE  
BRONX 57, N. Y.

BROOKLYN  
MUNICIPAL BUILDING  
BROOKLYN 1, N. Y.

QUEENS  
120 55 QUEENS BLVD  
KEW GARDENS 24, L. I.

RICHMOND  
BOROUGH HALL  
ST. GEORGE 1, S. I.

MARY SMITH  
219 UNION ST  
BROOKLYN N.Y.

FORWARD THIS DISMISSAL REQUEST TO THE BOROUGH  
OFFICE IN WHICH YOUR BUILDING IS LOCATED WHEN VIOLATIONS INDICATED BELOW HAVE BEEN COMPLIED WITH.

TO THE DEPARTMENT OF BUILDINGS

The following violations have been complied with (indicate by item number):

Signature of owner or agent

BOROUGH SUPERINTENDENT

LOCATION	STREET CODE	BORO	DIST.	CLASS	REG. NO.	DATE REPORTED
1573 HENRY ST	05230	BKLN	177	NL	323485	11-23-63

ITEM	ORDER	SECTION	DESCRIPTION
23	224	66, 67, 78, 107, 149, 188, 233, 238, 248, M/D LAW	ARRANGE AND MAKE SELF-CLOSING THE DOORS AT ROOF SOUTH BULKHEAD.
24	40	78 M/D LAW	PROPERLY REPAIR THE BROKEN OR BEFFECTIVE PLASTERED SURFACES 2ND STY PUBLIC HALL CEILING.
25	40	78 M/D LAW	PROPERLY REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES 3RD STY PUBLIC HALL CEILING AND EAST WALL.
26	42	78 M/D LAW	REPLACE WITH NEW THE BROKEN OR DEFECTIVE ENTRANCE DOOR TO 1ST STY PUBLIC HALL.

EXHIBIT " K " FORM 194 PART B

FORM 194 PART B (PINK)  
OWNERS REQUEST FOR DISMISSAL OF  
VIOLATIONS.  
THIS FORM, WHEN RECEIVED IN THE  
CENTRAL PROCESSING AREA IN MANHATTAN  
WILL CAUSE AN INSPECTION ORDER  
(DISMISSAL REQUEST) TO BE GENERATED.

Borough of <sub>B</sub> BROOKLYN	SIDE (1)
Date 12-23-63	
Premises 1573 HENRY ST	
Dismissed violation item numbers 20, 21, 22,	MARY SMITH 219 UNION ST BROOKLYN N.Y.
FRONT SIDE	
OTHER VIOLATIONS MAY OR MAY NOT BE PENDING. A SEARCH OF THE RECORDS WILL REVEAL ANY PENDING VIOLATIONS. SEARCH FEE IS \$2.00.	

FORM 106-H (REV. 2/61) 100M-702362 (62)	THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS		(SIDE 2)		
Dear Sir or Madam:					
<p>You are hereby informed that the violations of the Multiple Dwelling Law and or Code listed on the reverse side and previously reported against the premises indicated have been dismissed and removed from the records of the department.</p>					
Borough Superintendent.					
<u>REVERSE</u>					



THE CITY OF NEW YORK  
DEPARTMENT OF BUILDINGS  
INSPECTION ORDER

A APTS \_\_\_\_\_ B ROOMS \_\_\_\_\_ B UNITS \_\_\_\_\_

TIME OF ENTRY \_\_\_\_\_ TIME OF EXIT \_\_\_\_\_

PAGE 1

PREMISES		BORO	AREA	BLOCK	LOT	CLASS	REG. NO.	DATE ISSUED
1573 HENRY STREET		BKLN	177	2325	22	NL	323485	11-30-63
PRESENT STATUS OF PREMISES		LAST INSPECTED	STY'S	APTS.	B-UNITS	OTHER	CNS	NAME AND ADDRESS OF: OWNER
INSPECTOR REC REINSP		11-23-63	005	0026		00	7	MARY SMITH 219 UNION ST. BROOKLYN N.Y.
TYPE OF INSPECTION		REASON						

DATE REPORTED	PRV RPT	INSP. RPT.	ITEM	ORDER	SECTION OR COMPLAINT NO.	VIOLATION DESCRIPTION
11-23-63			23	224	66,67,78,107,149,188,233,238,248 M/D LAW	ARRANGE AND MAKE SELF-CLOSING THE DOORS AT ROOF SOUTH BULKHEAD.
11-23-63			24	40	78 M/D LAW	PROPERLY REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES 2ND STY PUBLIC HALL CEILING.
11-23-63			25	40	78 M/D LAW	PROPERLY REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES 3RD STY PUBLIC HALL CEILING AND EAST WALL.
11-23-63			26	42	78 M/D LAW	REPLACE WITH NEW THE BROKEN OR DEFECTIVE ENTRANCE DOOR TO 1ST STY PUBLIC HALL.

LAST ITEM NUMBER 26

EXHIBIT "I" INSPECTION ORDER ISSUED

0001573	05230	8377						N	04				
PRINC. HOUSE NO.	STREET CODE	SC-B-AREA	INSPECTION DATE	BADGE NO.	RE DAYS	A-I	C-L	Target	Items	PUBP.	SERIAL NUMBER	TCKT	CONTINUED ON
INSPECTOR RECOMMENDATIONS:			INSPECTION APPROVAL:								RESULT CODES:		
<input type="checkbox"/> 4C F22 LEFT — RE-INSPECT <input type="checkbox"/> 43 RE-INSPECT <input type="checkbox"/> 42 TO SHOW CAUSE <input type="checkbox"/> 49 TO LEGAL — ALL <input type="checkbox"/> 48 TO LEGAL — SOME <input type="checkbox"/> 44 VACATE ORDER ISSUED <input type="checkbox"/> 47 BUILDING OBSVD VACANT <input type="checkbox"/> 45 VACANT BUILDING <input type="checkbox"/> 41 REVOKE VACANT STATUS <input type="checkbox"/> 46 DEMOLISHED BUILDING <input type="checkbox"/> 40 WAIVE REC/CASE CLOSED			INSPECTOR'S SIGNATURE _____  SUPERVISOR'S SIGNATURE _____  REVIEWER'S INITIALS _____								C COMPLIED WITH OR NO CAUSE FOR COMPLAINT N NOT COMPLIED WITH A NO ACCESS X RECOM. COURT ACTION V VIOLATION REPORTED P VIOL. PREV. REPORTED L CANCELLED D ISSUE DEFECT LETTER W WAIVE TO SUPV.		
INSPECTION OF PUBLIC PARTS:			EGRESS		YES	NO	CELLAR		YES	NO			
SUPERVISOR			REVIEWER			INSPECTION CONTROL			DATA PROC. UNIT			BOROUGH CONTROL — TO FILE	

# REPORT OF NEW VIOLATIONS

IMMID COURT	ITEM NO.	ORDER NO.	VIOLATION SUMMARY	LOCATION OF VIOLATION -- SPECIFY STORY, APARTMENT, ROOM	DPU
					1
					2
					3
					4
					5
					6
					7
					8
					9
					10
DATE OF REVIEW		REVIEWER'S SIGNATURE		ITEM NUMBERS CHECKED	REVIEWER MUST INITIAL FIRST PAGE REVERSE OF THIS REPORT AND VALIDATE NUMBER OF ADDITIONAL ITEMS REPORTED
RETURNED TO INSP.:			RETURNED FROM INSP.:		

### LIST OF PENDING VIOLATIONS

PREMISES		BORO	AREA	BLOCK	LOT	CLASS	REG NO	DATE ISSU'D
1579 KERRY STREET		BULK	177	2925	22	NL	323405	12-10-69
PRESENT STATUS OF PREMISES		STVS	APPS	DEFKTS	OTHER	NAME AND ADDRESS OF: OWNER		
INSPECTOR RECOMMENDED RE:		003	0026		00	MAY SMITH 219 UNION ST BROOKLYN N.Y.		
REASON		ROYAL TITLE COMPANY				027594 SEARCH		

[illegible][illegible]

THIS SHOW CAUSE NOTICE MUST BE ANSWERED IN PERSON  
BY THE OWNER OR HIS DULY AUTHORIZED AGENT

**DEPARTMENT OF BUILDINGS**

**BOROUGH OF BROOKLYN**

**, THE CITY OF NEW YORK**

JOHN SMITH  
3225-23 AVENUE  
BROOKLYN N.Y.

5024 05280 6 3 68

**YOU ARE HEREBY DIRECTED to appear in Room**

**MUNICIPAL BUILDING**

**in the City of New York,**

**Borough of BROOKLYN**

**, on the**

**day of**

**, 19**

**at 10 A M**

**, TO SHOW CAUSE why a prosecution should not be**

**commenced against you for violation of MDL AND/OR ADM CODE**

**PREMISES— 3527 4 AVENUE**

**VIOLATION 94, 98, 103, 104, 105, 107, 108, 109, 110**

**111, 112, 113, 114, 115, 116, 117, 118, 119**

**Failure to appear at the time and place herein mentioned, will result in immediate court action.**



**Dated at the City of New York, on 4/22/63**

**EXHIBIT "N"— SHOW CAUSE NOTICE FORM 67H**

THE SHOW CAUSE NOTICE IS GENERATED BY THE 1401 SYSTEM WHEN AN INSPECTOR RECOMMENDS A SHOW CAUSE HEARING ON HIS INSPECTION REPORT.

THE SHOW CAUSE NOTICE, TOGETHER WITH A COPY OF THE PENDING VIOLATIONS, IS FORWARDED TO THE BOROUGH OFFICE.

AT THE BOROUGH OFFICE, THE DATE OF APPEARANCE IS ENTERED AND THE NOTICE IS MAILED.

AT THE SHOW CAUSE HEARING THE VIOLATIONS ARE EXPLAINED TO THE OWNER OR HIS AGENT AND ADDITIONAL TIME IS ALLOWED, DEPENDING ON THE VIOLATIONS, FOR COMPLIANCE.

THE TIME ALLOWED INFORMATION IS ENTERED ON A CARD, FORWARDED TO THE 1401 AREA, KEY-PUNCHED (CODED) AND ENTERED INTO THE 1401 SYSTEM.

ON THE APPROPRIATE DATE, A SHOW CAUSE RE-INSPECTION REPORT WILL BE GENERATED.

CRIMINAL COURT OF THE CITY OF NEW YORK  
PART 6, QUEENS COUNTY

BOROUGH OF QUEENS

OFFENSES  
52263

THE PEOPLE OF THE STATE OF NEW YORK vs.

JOHN SMITH

STATE OF NEW YORK  
CITY OF NEW YORK  
COUNTY OF QUEENS

26-25 VERNON BLVD  
LONG ISLAND CITY 6 N.Y.

605 being duly sworn says

That he was at all the times hereinafter mentioned, and still is, an Inspection Officer  
in the Department of Buildings, City of New York.

That on the 14th day of APRIL 1963

and at various times prior thereto, one JOHN SMITH  
the defendant herein being in charge and having the management and control as OWNER-SEC. 4 SUB. 44 HDL  
of the Multiple Dwelling known as No. 26-25 VERNON BOULEVARD 36-45 66390 1 4 01  
in the Borough of QUEENS County of QUEENS City and State of New York,  
did wilfully and unlawfully violate the following sections of the MULTIPLE DWELLING LAW  
AND/OR ADMINISTRATIVE CODE and that the defendant did fail to:

Item	Date filed	Section	Violation Description
40	10/10/57	D26-3.1 ADM CODE	FILE WITH THIS DEPARTMENT A REGISTRATION AND OCCUPANCY STATEMENT OF BUILDING.
41	10/10/57	D26-3.2 ADM CODE	POST A SIGN ON WALL OF ENTRANCE STORY IDENTIFYING OWNER AND MANAGING AGENT.
66	8/14/62	80 M/D LAW	PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT, THE SURFACES AT PUBLIC HALL, ALL STYS WALL, CEILINGS SOFFITS & TRIM.

EXHIBIT "00" COURT COMPLAINT FORM 142

THE COURT COMPLAINT IS GENERATED BY THE 1401 SYSTEM WHEN THE INSPECTOR RECOMMENDS LEGAL ACTION ON HIS INSPECTION REPORT.

WHEREFORE, deponent prays that said defendant be dealt with according to law.

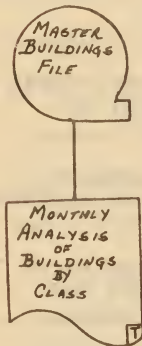
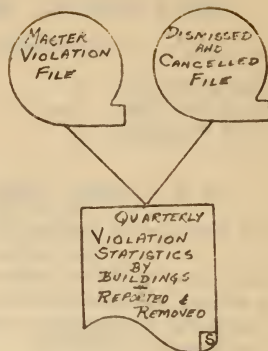
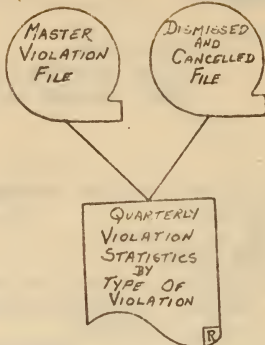
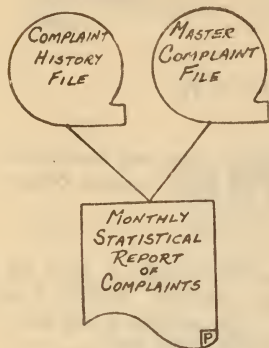
Sworn to before me this.....

day of....., 19.....

Chief Inspector  
Department of Buildings

Inspection Officer.

# STATISTICAL REPORTS:



NOTE:

LETTER SHOWN HERE REFERS TO EXHIBITS

RECORDS OF MANHATTAN  
STATISTICS OF COMPLAINTS RECEIVED DURING 1963

TYPE OF COMPLAINTS	NUMBER RECEIVED	COMPLAINANT REPLIES RECEIVED	RESULTS OF INSPECTION				
			NO CAUSE	VIO REPTD	PREV REPTD	NO ACCESS VISITS	OUT FOR INSPECTION
M	18,396	5,522	2,657	2,129	323	2,395	212
P	3,586	1,171	505	525	70	813	37
C	9,849	-	5,151	3,501	468	3,927	355
R	5,901	-	2,988	2,004	288	1,362	462
S	1,902	-	806	845	92	320	135
TOTALS	39,636	6,693	12,107	9,004	1,241	8,817	1,201
NUMBER OF BUILDINGS INVOLVED - - - -			13,645	TOTAL NUMBER OF VISITS - - - -			
				31,169			
							792



EXHIBIT 5  
RECAP OF VIOLATION ACTIVITIES BY BUILDING AS OF DECEMBER 31, 1963

	PENDING AT START OF YEAR	REPORTED DURING YEAR	REPORTED DURING YEAR	PENDING AT END OF YEAR
	ITEMS BLDG	ITEMS BLDG	ITEMS BLDG	ITEMS BLDG
ROCHESTER	1175	6882	149756	9980
MANHATTAN	61012	1435	53385	4864
BROOKLYN	21586	6418	82904	10071
QUEENS	4545	1593	9735	1906
CITY	97306	16320	295186	26821
			151858	8955
			241227	34193

# EXHIBIT I

PULLING/OWNER FILE AS OF AUGUST 6, 1964										HERCULE OF PROX										DIVISION OF HOUSING										PAGE
CLASS A MULTIPLE DWELLINGS										CLASS B MULTIPLE DWELLINGS										CLASS C MULTIPLE DWELLINGS										
VP	NVP	VAC	DEM	APTS	RMS	BLDG	CL			VP	NVP	VAC	DEM	APTS	RMS	BLDG	CL			VP	NVP	VAC	DEM	APTS	RMS	BLDG	CL			
1136	1860	20	2	22614	25	3027	CL			4	3				36	64	7	COL												
3763	6034	0		26447C	3012	10616	NL			3					79	31	3	CNL												
12	0			103	166	2C	OLSR																							
45	51			806	1635	97	NLSR																							
229	804			76598	0	1115	MAEA			5	10				3	897	15	MAED												
2				32		2	HEXA			7	6				10	1046	13	MCXB												
217	3427	2		1210C	54	3653	MCA			138	179	10			236	3247	327	MCD												
77	1535			7699	59	1613	MACA			46	35				51	7892	85	MACB												
3481	14601	38	2	384425	5799	20141	TCT			200	240	10			425	6203	450	TCT												
20141 A BLDGS										5 NEW BLDGS										878 CHGES										
450 B BLDGS										1 1 FAW										8 2 FAW										
6 NO CLS										3 CCW										241031 MI-MEG										
309 TE-P																														
635 ILL																														
23 NO STAT																														

Borough of Manhattan  
LIST OF MULTIPLE DWELLINGS WITH FIFTY OR MORE PENDING VIOLATIONS

DECEMBER 12, 1965

PAGE 3

HOUSE NO	STREET NAME	DIST	CLASS	STYS	APTS	ROOMS	NAME OF AGENT OR OWNER	REG NUMBER	VIOLATIONS PENDING
12389	ST NICOLAUS AVE	642	OL	7	54		HARRY CLARK	112994	59
92912	VAN DAN STREET	107	OL	7	49		SIDNEY BRADLEY	143554	67
29145	WEST 21 STREET	112	OL	5	10		JAMES WEISS	155447	91
11122	WEST 46 STREET	418	HAEA	22	421		PAUL RETTER	122556	70
21294	WEST 66 STREET	424	HEZB	8	66		DAVID SMITH	192934	24
91111	WEST 80 STREET	476	NL	6	18		SAH MILLER	187693	112
12211	WEST 85 STREET	478	NL	6	24		AARON JONES	193423	93
92412	WEST 92 STREET	479	OLSR	5	19	91	PAUL RODNEY	122945	79
12121	WEST 99 STREET	477	OL	7	40		ANGELA JOHNSON	167765	65
92921	WEST 94 STREET	477	OL	7	28		JACK MORRIS	144943	87
49492	WEST 97 STREET	478	NL	6	24		CLEO JOHNSON	119491	79
12127	WEST 107 STREET	429	NLSR	6	4	196	PETER WILLIAMS	142933	90
29956	WEST 111 STREET	641	OL	7	54		PAT MILLER	189455	85
21512	WEST 113 STREET	641	OL	5	10		HARRY HELLER	111557	141
54921	WEST 115 STREET	643	OL	5	15		WILLIAM PORTER	144978	72
49211	WEST 117 STREET	661	NLSR	6	4	112	JOHN SMITH	190543	64
94119	WEST 125 STREET	669	OL	5	10		MARCUS NESS	166954	79
12945	WEST 129 STREET	649	OL	5	10		HARRY HARRIATA	199987	60
64645	WEST 194 STREET	646	OL	5	15		MARY MIDDLETON	121222	79

## REPORT OF HAZARDOUS HOUSING VIOLATIONS AS OF DECEMBER 15, 1965, BOROUGH OF QUEENS

PAGE 293

HOUSE NO.	STREET NAME	ST. CODE	CLASS	NAME	LAST INSP	HAZARDOUS ITEMS
40-41	664 STREET	13590	NL	MAX CIRILLO	11-29-65	1
39-87	665 STREET	13640	HAEA	JAMES JOHNSON	12-04-65	1
32-09	665 STREET	13640	NL	MARY SMITH	09-05-65	1
70-07	665 STREET	13640	NL	SY PORTER	10-07-65	2
105-24	666 AVENUE	13990	HAEA	WILLIAM PRINCE	11-23-65	1
49-12	667 DRIVE	13890	HAEA	ROBERT BROOK	12-25-65	1
59-63	667 ROAD	13790	HCA	PETER PRATTE	10-05-65	2
48-14	669 AVENUE	14680	NL	FRANK ROBINSON	11-04-65	1
92-24	700 STREET	14990	NL	ANNE ENGELS	11-25-65	1
24-24	700 STREET	14990	HCA	MARVIN PETERS	12-24-65	1
32-56	722 AVENUE	14790	HAEA	DAVID LAMBERT	10-09-65	4
102-34	722 PLACE	14790	HAEA	DAVID ROBERTS	09-12-65	1
22-23	722 AVENUE	14990	HCA	JOSEPH PATTON	11-19-65	1
53-29	733 STREET	14990	NL	RICHARD RULA	12-23-65	1
34-34	744 AVENUE	15690	NL	MARSHA BOWMAN	12-12-65	1
66-68	744 LANE	15790	OL	FRANKLIN KATZ	11-10-65	2
68-68	744 LANE	15790	HAEA	LOUIS PORRILIA	09-25-65	2
24-32	755 ROAD	15990	HAEA	JEANNE HELLER	12-04-65	1
111-34	755 STREET	15990	HAEA	EFFY REASON	12-17-65	1
51-24	766 AVENUE	16560	HCA	EUGENE COHEN	11-02-65	1
79-45	766 DRIVE	16660	NL	PHILIP JONES	11-02-65	1
35-67	777 DRIVE	16670	NL	NATHAN FERRY	09-24-65	1
38-78	788 LANE	16770	OL	SAM B. YEE	09-12-65	2
57-78	788 STREET	16780	HCA	BORIS BILLINGS	08-27-65	2
28-19	799 PLACE	16880	HAEA	JOHN CUMMINGS	11-10-65	1
212-45	799 STREET	16990	HAEA	HERMAN SCHWARTZ	11-05-65	1
150-35	800 AVENUE	16980	HAEA	DANNY MAYER	10-02-65	1
65-46	822 DRIVE	16990	NL	SARAH MILLER	12-09-65	1
67-58	822 LANE	17350	HCA	MARIO LAMBINO	12-27-65	2
45-55	844 STREET	17350	HAEA	ALFONSO TRAITO	10-25-65	1
153-67	888 DRIVE	17660	HAEA	MEYER KATZ	11-05-65	1
155-57	888 LANE	17670	HAEA	MILLIE SAMSON	12-01-65	1
212-34	888 PLACE	17680	HCA	ANTHONY WILLIAMS	12-09-65	2
46-36	900 AVENUE	17690	NL	JACK JENSEN	11-28-65	1
39-46	900 ROAD	17750	NL	HARRY LOUIS	09-27-65	1
40-68	900 STREET	17760	HAEA	MARY EDMONS	10-20-65	1
22-34	922 DRIVE	17770	HAEA	H.B. HERNANDEZ	11-28-65	1
65-09	944 AVENUE	17780	HAEA	MICHAEL MARTIN	12-05-65	1

HOUSING VIOLATION ACTIVITY BY ORDER NUMBER

INTRODUCTION:

The pages following list violations, by order number, which were pending at the start of the year, reported during the year, removed during the year, and pending at year's end.

The statistics were obtained from our electronic data processing system. A borough wide recapitulation is as follows:

	Pending at start of year	Reported during year	Removed during year	Pending at end of year
Borough	Items	Items	Items	Items
Manhattan	61,163	152,584	96,217	117,530
Bronx	10,163	54,521	29,444	35,240
Brooklyn	21,563	85,092	24,178	82,477
Queens	<u>4,543</u>	<u>10,114</u>	<u>4,548</u>	<u>10,109</u>
City	97,432	302,311	154,387	245,356

Since the data processing system did not record the inspection activities of the Boroughs of Bronx, Brooklyn and Queens for the entire year, and the Borough of Richmond is not "on tape", the machine produced statistics had to be revised by the addition of manually obtained data. The adjusted recapitulation of borough wide violation activity is as follows:

	Pending at start of year	Reported during year	Removed during year	Pending at end of year
Borough	Items	Items	Items	Items
Manhattan	61,163	152,584	96,217	117,530
Bronx	10,163	54,521	29,444	35,240
Brooklyn	38,188	89,248	44,959	82,477
Queens	7,248	10,414	7,553	10,109
Richmond	<u>314</u>	<u>948</u>	<u>775</u>	<u>487</u>
City	117,076	307,715	178,948	245,843

HOUSING VIOLATION ACTIVITY BY ORDER NUMBER

LIGHT AND VENTILATION

<u>ORDER NO.</u>		<u>START YEAR PENDING</u>	<u>REPORTED DURING YEAR</u>	<u>REMOVED DURING YEAR</u>	<u>PENDING YEAR END</u>
2	REQUIRES ADEQUATE LIGHT AND VENTILATION FOR INTERIOR ROOMS IN CONVERTED DWELLINGS. SECTION 175, M.D. LAW	15	16	6	25
3	REQUIRES DISCONTINUANCE OF INTERIOR ROOMS THAT CANNOT BE MADE LEGAL. SECTION 173, 177, 213, M.D. LAW	139	52	51	140
4	REQUIRES ADEQUATE LIGHT AND VENTILATION FOR INTERIOR ROOMS IN OLD LAW TENEMENTS. NOTE: NOT APPLICABLE TO OCCUPIED APARTMENTS, UNTIL JUNE 30, 1965 OR UNTIL APARTMENT BECOMES VACANT. SECTION 213, SUBD. 5, M.D. LAW	42	9	18	33
6	REQUIRES REMOVAL OF OBSTRUCTIONS FROM FIXED VENTILATION, IN WINDOWS OF SKYLIGHTS. SECTION 36, 66, 67, 178, 217, M.D. LAW	11	45	17	39
7	REQUIRES FIXED VENTILATION OF 40 SQUARE INCHES OVER STAIRWELL WHERE PUBLIC HALL IS PROVIDED WITH WINDOWS BUT NO SKYLIGHT. SECTION 178, 217, M.D. LAW	1	2	1	2
8	REQUIRES A VENTILATING SKYLIGHT OVER STAIRWELL WHERE PUBLIC HALLS HAVE NO SKY- LIGHT OR WINDOWS. SECTION 178, 217, M.D. LAW	2	1	1	2
10	REQUIRES VENTILATION FOR EXISTING SKYLIGHT. SECTION 178, 217, M.D. LAW	3	1	2	2
11	REQUIRES REMOVAL OF OBSTRUCTION DOMELIGHT FROM BENEATH ROOF SKYLIGHT. SECTION 178, 217, M.D. LAW	13	31	16	28
17	REQUIRES ADEQUATE LIGHTING FOR FIRE PASS- AGES AND CELLAR. SECTION 64, M.D. LAW	3	84	12	75
20	REQUIRES LIGHT OVER MAIL BOXES IN PUBLIC HALL. SECTION 37, M.D. LAW	4	39	17	26

PAVING AND GRADING

<u>ORDER NO.</u>		<u>START YEAR PENDING</u>	<u>REPORTED DURING YEAR</u>	<u>REMOVED DURING YEAR</u>	<u>PENDING YEAR END</u>
30	REQUIRES PAVING OF CELLAR FLOORS WHERE DAMPNESS OCCURS. SECTION 78, M.D. LAW	4	13	5	12
31	REQUIRES PAVING OF CELLAR FLOORS BEYOND REPAIR SECTION 78, M.D. LAW	4	19	5	18
32	REQUIRES THE REPAIR OF DEFECTIVE PAVING. SECTION 78, M.D. LAW	776	2319	1127	1968
33	REQUIRES PAVING AND GRADING TO EXISTING DRAIN. SECTION 77, M.D. LAW	9	25	9	25
34	REQUIRES REGRADING WITH PROPER SLOPE TO EXISTING DRAIN. SECTION 77, M.D. LAW	6	24	11	19

REPAIRS

40	REQUIRES REPAIR OF EXISTING FACILITIES. SECTION 78, M.D. LAW	17,995	50,735	29,589	39,141
40A	REQUIRES REPAIR WITH SIMILAR MATERIAL SECTION 78, M.D. LAW	2,556	8,836	4,181	7,211
41	REQUIRES OMITTED FACILITIES BE PROVIDED. SECTION 66, 67, 78, 187, 248, M.D. LAW	606	1,119	725	1,000
42	REQUIRES REPLACEMENT OF FACILITIES BROKEN BEYOND REPAIR. SECTION 78, M.D. LAW	9,765	31,874	17,764	23,875
42A	REQUIRES THE REPLACEMENT OF REMOVED FACILITIES. SECTION 78, M.D. LAW	1,926	9,519	2,485	8,960
43	REQUIRES REPAIRING OF LEAKY ROOF. SECTION 78, M.D. LAW	557	1,485	867	1,175
44	REQUIRES THE REPAIRING AND PAINTING OF DEFECTIVE PLASTER. SECTION 78, M.D. LAW	10,751	35,666	18,113	28,304
45	REQUIRES THE SECURING OF ANY LOOSE MATTER OR FACILITY. SECTION 78, M.D. LAW	50	4,143	567	3,626

UNLAWFUL USE

<u>ORDER NO.</u>		<u>START YEAR PENDING</u>	<u>REPORTED DURING YEAR</u>	<u>REMOVED DURING YEAR</u>	<u>PENDING YEAR END</u>
51	REQUIRES DISCONTINUANCE OF ILLEGAL STORAGE OF COMBUSTIBLES. SECTION 12, M.D. LAW	20	39	22	37
57	REQUIRES THE DISCONTINUANCE OF THE UNLAWFUL KEEPING OF PIGEONS, CHICKENS, ETC. SECTION 12, M.D. LAW	55	153	80	128
58	REQUIRES THE DISCONTINUANCE OF UNLAWFUL CELLAR OCCUPANCY. SECTION 34, 177, 216, M.D. LAW	194	172	114	252
59	REQUIRES DISCONTINUANCE OF ROOMS WHICH CANNOT BE LEGALIZED. SECTION 34, 177, 216, M.D. LAW	39	63	31	65
60	REQUIRES DISCONTINUANCE BY RENT PAYING TENANT JANITOR'S APARTMENT. SECTION 34, 216, M.D. LAW	115	151	104	132
61	REQUIRES DISCONTINUANCE OF LIVING ROOM LESS THAN 6 FEET WIDE, SECTION 31, M.D. LAW	22	14	23	8
65	REQUIRES DISCONTINUANCE OF THE UNLAWFUL USE AS A LODGING HOUSE UNTIL A CERTIFICATE OF OCCUPANCY IS OBTAINED FOR SUCH USE. SECTION 66, M.D. LAW	1	0	1	0
66	REQUIRES DISCONTINUANCE OF LIVING IN ILLEGAL ROOMS. SECTION 177, 216, M.D. LAW	118	238	181	175
69	REQUIRES DISCONTINUANCE OF UNLAWFUL USE FOR MANUFACTURING UNTIL A CERTIFICATE OF OCCUPANCY IS OBTAINED FOR SUCH USE. SECTION 61, M.D. LAW	13	17	9	21
72	REQUIRES THE DISCONTINUANCE OF BUSINESS USE ABOVE THE 2ND STORY OF A NON-FIREPROOF MULTIPLE DWELLING. SECTION 61, M.D. LAW	1	2	1	2

FIRE EGRESS AND PROTECTION

<u>ORDER NO.</u>		<u>START YEAR PENDING</u>	<u>REPORTED DURING YEAR</u>	<u>REMOVED DURING YEAR</u>	<u>PENDING YEAR END</u>
80	REQUIRES A LEGAL SECOND MEANS OF EGRESS. SECTION 231, M.D. LAW	23	24	19	28
81	REQUIRES A SECOND MEANS OF EGRESS OR A SPRINKLER SYSTEM IN CONVERTED DWELLINGS. SECTION 187, M.D. LAW	25	17	9	33
81B	REQUIRES SPRINKLER HEADS IN ALL CLASS B ROOMS. SECTION 194, M.D. LAW	265	72	66	271
82	REQUIRES SEALING IN AN OPEN POSITION THE SPRINKLER SYSTEM MAIN CONTROL VALVE. SECTION 66, 67, 187, 248, M.D. LAW	0	38	0	38
83	REQUIRES THREE EXTRA SPRINKLER HEADS AND WRENCH BE PROVIDED AT SPRINKLER MAIN CONTROL VALVE. SECTION 66, 67, 187, 248, M.D. LAW	1	99	14	86
106	REQUIRES SHOE BE SECURED TO BOTTOM OF STRINGS OF THE SLIDING DROP LADDER OF FIRE ESCAPES. SECTION 53, M.D. LAW	29	210	52	187
107	REQUIRES REPLACEMENT WITH NEW MATERIAL OF BROKEN OR MISSING PARTS OF FIRE ESCAPE. SECTION 53, M.D. LAW	594	1,623	1,080	1,137
108	REQUIRES THE ADJUSTING OF THE SLIDING DROP LADDER OF FIRE ESCAPES. SECTION 53, M.D. LAW	111	503	254	360
109	REQUIRES A STOP BE PROVIDED AT TOP OF GUIDE RODS TO PREVENT REMOVAL OF SLIDING DROP LADDER. SECTION 53, M.D. LAW	4	16	6	14
114	REQUIRES THE SECURING OF LOOSE PARTS OF FIRE ESCAPE. SECTION 53, M.D. LAW	192	652	371	473
117	REQUIRES THE FILLING OF HOLES IN WALLS AROUND BRACKETS OR RAILS. SECTION 53, M.D. LAW	3	22	10	15
118	REQUIRES BRACING OF FIRE ESCAPE PARTS WHERE NEEDED. SECTION 53, M.D. LAW	8	28	11	25

FIRE EGRESS AND PROTECTION

<u>ORDER NO.</u>		<u>START YEAR PENDING</u>	<u>REPORTED DURING YEAR</u>	<u>REMOVED DURING YEAR</u>	<u>PENDING YEAR END</u>
121	REQUIRES THE SPLICING OF SEPARATE SECTIONS OF FLOOR SLATS OF FIRE ESCAPE BALCONIES. SECTION 53, M.D. LAW	4	9	6	7
130	REQUIRES THE RESETTING OF BRACKET BRACES SO THAT THEY WILL BEAR AGAINST WALL. SECTION 53, M.D. LAW	1	5	2	4
131	REQUIRES THE REPLACING WITH NEW REGULATION TYPE OF DEFECTIVE BRACKET. SECTION 53, M.D. LAW	15	99	36	78
132	REQUIRES 2" x 1/2" BAR SECURING STRINGS OF WOODS NECK LADDER TO BRACKETS. SECTION 53, M.D. LAW	17	47	20	44
135	REQUIRES THE CLOSING OF UNNECESSARY OPENINGS IN FLOORS OF FIRE ESCAPE BALCONIES. SECTION 53, M.D. LAW	0	2	0	2
142	REQUIRES THE BRACING AND SUPPORTING OF FIRE ESCAPE BALCONIES WITH TIE OR SUSPENSION RODS, WHERE REGULATION BRACKET BRACES CANNOT BE PROVIDED. SECTION 53, M.D. LAW	0	0	0	0
155	REQUIRES THE REMOVAL OR REPAIR OF SUPPLEMENTAL FIRE ESCAPES. SECTION 53, M.D. LAW	6	16	9	13
156	REQUIRES THE REMOVAL OF THE DANGEROUS AND INADEQUATE SUPPLEMENTAL FIRE ESCAPE. SECTION 53, M.D. LAW	1	1	0	2
159	REQUIRES THE PROVIDING OF IRON GUARD RAILS AROUND ROOF SKYLIGHT THAT IS IN LINE OF SECOND MEANS OF EGRESS. SECTION 53, M.D. LAW	0	1	0	1
160	REQUIRES THE PROVIDING OF IRON GUARD RAILS OR PARAPET WALLS 3'6" IN HEIGHT WHENEVER A BULKHEAD DOOR OR SCUTTLE OPENING IS WITHIN 4 FEET OF EDGE OF ROOF. SECTION 62, M.D. LAW	5	40	7	38

FIRE EGRESS AND PROTECTION

<u>ORDER NO.</u>		<u>START YEAR PENDING</u>	<u>REPORTED DURING YEAR</u>	<u>REMOVED DURING YEAR</u>	<u>PENDING YEAR END</u>
166	REQUIRES THE REMOVAL OF OBSTRUCTING BARS OR GATES FROM WINDOWS OPENING TO FIRE ESCAPES. SECTION 53, M.D. LAW	559	2,325	873	2,011
166A	REQUIRES THE REMOVAL OF OBSTRUCTING BARS OR GATES FROM AT LEAST ONE WINDOW FOR FIRE EGRESS WHERE NO FIRE ESCAPES ARE REQUIRED. SECTION 53, M.D. LAW	24	104	39	89
170	REQUIRES REMOVAL OF FIRE ESCAPE ENCUMBRANCE. SECTION 53, M.D. LAW	100	432	213	319
171	REQUIRES THE PAINTING OF FIRE ESCAPES AND GUARD RAILS, ETC. SECTION 78, 53, M.D. LAW	983	2,986	1,535	2,434
176	REQUIRES THE PROVIDING OF A FIRE-PROOF PASSAGEWAY TO STREET, OR A GATE IN FENCE TO ADJOINING PREMISES. SECTION 53, 187, 231, M.D. LAW	31	79	42	68
181	REQUIRES A FIREPROOF PASSAGEWAY TO STREET WHERE YARD IS LESS THAN 30 FEET IN DEPTH AND ACCESS TO ADJOINING PREMISES IS NOT PRACTICAL. SECTION 53, 187, M.D. LAW	5	4	3	6
182	REQUIRES THE REMOVAL OF LOCKING DEVICE FROM GATE IN FENCE AT LOT LINE. SECTION 53, 187, M.D. LAW	26	102	54	74
183	REQUIRES THE REMOVAL OF OBSTRUCTION IN FIRE PASSAGE. SECTION 53, 187, M.D. LAW	67	284	151	200
188	REQUIRES THE FIRE RETARDING OF THE CELLAR CEILING. SECTION 185, 240, M.D. LAW	46	38	18	66
205	REQUIRES THE IRON LADDER LEADING TO SCUTTLE OPENING TO BE MADE STATIONARY. SECTION 65, 67, 147, 188, 233, M.D. LAW	89	420	137	372

FIRE EGRESS AND PROTECTION

<u>ORDER NO.</u>		<u>START YEAR PENDING</u>	<u>REPORTED DURING YEAR</u>	<u>REMOVED DURING YEAR</u>	<u>PENDING YEAR END</u>
206	REQUIRES THE REMOVAL OF ILLEGAL FASTENING DEVICES FROM BULKHEAD DOOR OR SCUTTLE COVER. SECTION 66, 67, 104, 147, 188, 233, 240, M.D. LAW	45	187	96	136
208	REQUIRES THE HINGING OF SCUTTLE COVERS WHEN NECESSARY. SECTION 66, 67, 147, 233, M.D. LAW	3	21	4	20
209	REQUIRES THE REMOVAL OF DOORS TO SCUTTLE CLOSETS IN OLD LAW TENEMENTS. SECTION 233, M.D. LAW	7	87	16	78
209A	REQUIRES THE REMOVAL OF PARTITIONS FORMING SCUTTLE CLOSETS IN CONVERTED DWELLINGS. SECTION 188, M.D. LAW	3	37	7	33
210	REQUIRES THE REMOVAL OF ALL ENCUMBRANCES WITHIN THE FIRST MEANS OF EGRESS. SECTION 78, M.D. LAW	348	2,363	954	1,757
212	REQUIRES THE REPLACEMENT OF PLAIN GLASS PANELS IN DOORS OR TRANSOMS OPENING ONTO PUBLIC HALLS WITH WIRE GLASS. NOTE: APPLICABLE TO OLD LAW TENEMENTS FOUR STORIES OR MORE IN HEIGHT, AND CONVERTED DWELLINGS. SECTION 189, 236, 248, M.D. LAW	94	788	89	793
213	REQUIRES THE OPENING FROM PLACE OF BUSINESS TO PUBLIC HALL BE SEALED WITH FIRE-RETARDED MATERIAL OR WITH FIREPROOF SELF-CLOSING DOOR AND ASSEMBLY. SECTION 62, M.D. LAW	3	43	5	11
214	REQUIRES PUBLIC HALL PARTITION SASH TO BE REMOVED AND OPENING SEALED WITH FIRE-RETARDED MATERIALS. SECTION 189, M.D. LAW	32	100	35	97
219	REQUIRES THE SEALING OF OPEN STAIR RISERS BELOW 1ST TIER OF BEAMS. SECTION 190, M.D. LAW	0	5	0	5
223	REQUIRES DOOR OPENING INTO PUBLIC HALLS BE REFITTED SO AS TO FORM AN EFFECTIVE FIRE STOP. SECTION 78, M.D. LAW	395	3,066	1,141	2,320

FIRE EGRESS AND PROTECTION

<u>ORDER NO.</u>		<u>START YEAR PENDING</u>	<u>REPORTED DURING YEAR</u>	<u>REMOVED DURING YEAR</u>	<u>PENDING YEAR END</u>
224	REQUIRES DOORS OPENING ONTO PUBLIC HALLS BE MADE SELF-CLOSING. SECTION 66, 67, 78, 107, 149, 188, 189, 233, 238, 248, M.D. LAW	2,755	11,773	4,972	9,556
229	REQUIRES TRANSOMS OVER DOORS FROM APARTMENTS TO PUBLIC HALLS BE STATIONARY. SECTION 189, 238, 248, M.D. LAW	34	71	45	60
230	REQUIRES AN INDEPENDENT OUTSIDE CELLAR ENTRANCE. SECTION 192, M.D. LAW	9	8	1	16
231	REQUIRES A STATIONARY IRON LADDER OR FIREPROOF STAIR FOR OUTSIDE CELLAR ENTRANCE. SECTION 192, M.D. LAW	13	123	17	119
232	REQUIRES THE REMOVAL OF ILLEGAL FASTENING FROM GRATING OR DOORS OF OUTSIDE CELLAR ENTRANCE. SECTION 192, M.D. LAW	0	12	3	9

DRAINAGE

260	REQUIRES A SEPARATE HOUSE SEWER BE PROVIDED. SECTION 77, M.D. LAW	0	0	0	0
261	REQUIRES REMOVAL OF CESSPOOL AND CONNECTION OF PLUMBING SYSTEM TO HOUSE SEWER AND DRAIN. SECTION 77, M.D. LAW	0	0	0	0
270	REQUIRES DRAIN BE PROVIDED WITH A PROPER STRAINER. SECTION 77, M.D. LAW	61	261	142	180
273	REQUIRES SUITABLE COVER FOR HAND HOLD OPENING OF MAIN HOUSE TRAP. SECTION 77, M.D. LAW	74	223	91	206

WATER CLOSET ACCOMMODATIONS

<u>ORDER NO.</u>		<u>START YEAR PENDING</u>	<u>REPORTED DURING YEAR</u>	<u>REMOVED DURING YEAR</u>	<u>PENDING YEAR END</u>
282	REQUIRES A SEPARATE WATER CLOSET FOR EACH FAMILY WITHIN OLD LAW TENEMENT BUILDINGS. SECTION 76, M.D. LAW	445	9	126	328
286	REQUIRES ADDITIONAL WATER CLOSETS WITHIN THE BUILDING SO THAT THERE SHALL BE ONE WATER CLOSET FOR EVERY SEVEN SLEEPING ROOMS. SECTION 76, M.D. LAW	27	1	12	16
293	REQUIRES PLASTERED PARTITION EXTENDING FROM FLOOR TO CEILING OF WATER CLOSET OR BATHROOMS. SECTION 76, M.D. LAW	5	10	5	10
294	REQUIRES PROPER ELECTRIC LIGHTING OF WATER CLOSETS OR BATHROOMS. SECTION 76, M.D. LAW	20	41	20	41
296	REQUIRES A PROPER AND TIGHT CONNECTION FOR THE WATER CLOSET BOWL. SECTION 77, M.D. LAW	369	1,528	716	1,181
298	REQUIRES THE REPLACING OF DEFECTIVE FLUSH PIPE WITH NEW. SECTION 77, M.D. LAW	83	210	153	140
299	REQUIRES FLUSHING APPARATUS BE MAINTAINED IN GOOD REPAIR. SECTION 77, M.D. LAW	776	3,249	1,592	2,433
300	REQUIRES THE REPAIR OF LEAKY WATER CLOSET FLUSH PIPE CONNECTION. SECTION 77, M.D. LAW	184	680	384	480
306	REQUIRES REMOVAL OF WATER CLOSET OBSTRUCTIONS. SECTION 77, M.D. LAW	68	265	156	177
307	REQUIRES A PROPER SEAT FOR WATER CLOSET. SECTION 77, M.D. LAW	332	976	621	687
311	REQUIRES PROPER VENTILATION FOR WATER CLOSET OR BATHROOM. SECTION 77, M.D. LAW	68	54	20	102

PLUMBING FIXTURES

<u>ORDER NO.</u>		<u>START YEAR PENDING</u>	<u>REPORTED DURING YEAR</u>	<u>REMOVED DURING YEAR</u>	<u>PENDING YEAR END</u>
340	REQUIRES THE REPLACING OF BROKEN OR DEFECTIVE PLUMBING FIXTURE. SECTION 77, M.D. LAW	115	408	236	287
341	REQUIRES THE REMOVAL OF DISUSED PLUMBING FIXTURES. SECTION 77, M.D. LAW	52	97	58	91
347	REQUIRES THE REPAIR OF DEFECTIVE PLUMBING CONNECTIONS. SECTION 77, M.D. LAW	47	72	47	72
349	REQUIRES ALL PLUMBING CONNECTIONS TO BE MADE GAS TIGHT. SECTION 77, M.D. LAW	442	1,817	940	1,319
350	REQUIRES A PROPER SCREW CAP FOR THE CLEAN-OUT OF TRAP. SECTION 77, M.D. LAW	10	93	24	79

PIPES

370	REQUIRES REPLACING OF DEFECTIVE PLUMBING LINES. SECTION 77, M.D. LAW	105	251	129	227
372	REQUIRES THE SEALING OF ALL ILLEGAL OPENINGS IN PLUMBING LINES. SECTION 77, M.D. LAW	12	21	9	24
373	REQUIRES THE SEALING OF HUB OPENING AFTER REMOVAL OF DISUSED SOIL LINE. SECTION 77, M.D. LAW	10	24	11	23
374	REQUIRES THE REPAIRING OF HOLES IN SOIL OR WASTE LINE WITH SCREW PLUGS. SECTION 77, M.D. LAW	33	50	24	59
379	REQUIRES THE REMOVAL OF ALL OBSTRU- CTIONS AND DEFECTS IN PLUMBING FACIL- ITIES. SECTION 77, M.D. LAW	514	2,043	1,222	1,335

LEADERS AND GUTTERS

<u>ORDER NO.</u>		<u>START YEAR PENDING</u>	<u>REPORTED DURING YEAR</u>	<u>REMOVED DURING YEAR</u>	<u>PENDING YEAR END</u>
390	REQUIRES A SEWER CONNECTED RAIN LEADER. SECTION 77, M.D. LAW	3	7	4	6
391	REQUIRES A SEWER CONNECTED CAST IRON DRAINPIPE BE PROVIDED FOR RAIN LEADER, TO EXTEND AT LEAST 5 FEET ABOVE GRADE. SECTION 77, M.D. LAW	13	30	10	33
396	REQUIRES DEFECTIVE RAIN LEADER BE REPAIRED. SECTION 77, M.D. LAW	320	948	528	740
397	REQUIRES A PROPER GUTTER CONNECTED TO THE DRAINAGE SYSTEM. SECTION 77, M.D. LAW	2	5	4	3
398	REQUIRES DEFECTIVE GUTTER BE REPAIRED. SECTION 77, M.D. LAW	47	97	47	97
399	REQUIRES GUTTER BE SLOPED TOWARDS RAIN LEADER CONNECTION. SECTION 77, M.D. LAW	0	2	1	1

WATER SUPPLY

411	REQUIRES ADEQUATE COLD WATER PRESSURE TO FIXTURES. SECTION 75, M.D. LAW	841	2,413	1,537	1,717
411A	REQUIRES ADEQUATE HOT WATER PRESSURE TO FIXTURES. SECTION 75, M.D. LAW	957	2,797	1,641	2,113
411B	REQUIRES HOT WATER SUPPLY (AS TO TEMPERATURE) TO FIXTURES. SECTION 75, M.D. LAW	325	1,325	776	874
413	REQUIRES THE REPAIR OF DEFECTIVE WATER SUPPLY PIPE. SECTION 77, M.D. LAW	432	1,647	888	1,291

WATER SUPPLY

<u>ORDER NO.</u>		<u>START YEAR PENDING</u>	<u>REPORTED DURING YEAR</u>	<u>REMOVED DURING YEAR</u>	<u>PENDING YEAR END</u>
415	REQUIRES REPAIR OF DEFECTIVE FAUCETS SECTION 77, M.D. LAW	1,557	7,639	3,376	5,820
418	REQUIRES SUITABLE TIGHT COVER FOR WATER SUPPLY TANK ON ROOF. SECTION 77, M.D. LAW	0	0	0	0
422	REQUIRES THE EMPTYING AND CLEANSING OF WATER TANK ON ROOF. SECTION 77, M.D. LAW	1	0	1	0
425	REQUIRES A BALLCOCK FOR THE WATER SUPPLY TANK ON ROOF. SECTION 77, M.D. LAW	0	3	0	3

CLEANING, PAINTING AND WHITEWASHING

441	REQUIRES THE PAINTING OF INTERIOR SURFACES TO THE SATISFACTION OF THIS DEPARTMENT. SECTION 80, M.D. LAW	12,397	42,383	20,922	33,858
442	REQUIRES THE REMOVAL OF EXISTING WALL- PAPER BEFORE REPAPERING OR PAINTING AS REQUIRED. SECTION 80, M.D. LAW	231	754	344	641
444	REQUIRES THE REMOVAL OF TORN OR LOOSE FLOOR COVERING. SECTION 80, M.D. LAW	220	652	338	534
445	REQUIRES REMOVAL OF SEWAGE, ETC., AND CLEANSING AND DISINFECTING TO THE SATISFACTION OF THIS DEPARTMENT. SECTION 60, M.D. LAW	417	1,412	722	1,107
446	REQUIRES THE REMOVAL OF RUBBISH, ETC. SECTION 80, M.D. LAW	3,440	10,514	5,878	8,076
447	REQUIRES CLEANING OF PUBLIC PARTS OF PREMISES. SECTION 80, M.D. LAW	236	1,316	816	736
448	REQUIRE WHITEWASHING OF SHAFTS, COURTS, ETC. SECTION 29, M.D. LAW	84	106	100	90
449	REQUIRES WHITEWASHING OF CELLAR, ETC. SECTION 34, M.D. LAW	168	505	329	344

SHAFTS AND COURTS

<u>ORDER NO.</u>		<u>START YEAR PENDING</u>	<u>REPORTED DURING YEAR</u>	<u>REMOVED DURING YEAR</u>	<u>PENDING YEAR END</u>
462	REQUIRES FREE ACCESS BE PROVIDED TO BOTTOM OF COURT OR SHAFT FOR CLEANSING PURPOSES. SECTION 212, M.D. LAW	0	4	1	3
464	REQUIRES A STATIONARY IRON LADDER FROM WINDOW SILL TO THE BOTTOM OF SHAFT OR COURT, WHERE THE DISTANCE IS MORE THAN 3 FEET. SECTION 212, M.D. LAW	0	0	0	0
470	REQUIRES SUFFICIENT METAL RECEPTACLES AND COVERS FOR THE DEPOSIT OF GARBAGE AND OTHER WASTE MATTER. SECTION 81, M.D. LAW	13	36	18	31

RESIDENT JANITOR, VERMIN, TELEVISION ANTENNA

472	REQUIRES RESIDENT JANITOR ON PREMISES. APPLICABLE TO MULTIPLE DWELLINGS WITH 13 OR MORE FAMILIES SECTION 83, M.D. LAW	51	152	103	100
480	REQUIRES REMOVAL OF VERMIN. SECTION 80, M.D. LAW	1,565	997	1,294	1,266
480A	REQUIRES THE REMOVAL OF ALL NUISANCES OTHER THAN VERMIN. SECTION 78, M.D. LAW	2,533	5,048	5,282	6,699
483	REQUIRES ANTENNAS TO BE AT LEAST 10 FEET ABOVE ROOF AND NOT ATTACHED TO PLUMBING LINES OR FIRE ESCAPES. SECTION 62, M.D. LAW	180	728	465	443

MULTIPLE DWELLING CODE VIOLATION

601	REQUIRES DISCONTINUANCE OF YEAR ROUND USE OF "SUMMER OCCUPANCY" DWELLINGS. SECTION D26-7A.1, M.D. CODE	19	4	6	17
602	REQUIRES RENT BILL OR RECEIPT BE PROVIDED FOR TENANT. SECTION D26-3.1, M.D. CODE	1	31	3	29
603	REQUIRES APPROVED DIAGRAM ON PREMISES, SHOWING OCCUPANCY AND ARRANGEMENT FOR LIVING PURPOSES. SECTION D26-3.2, M.D. CODE	181	294	57	418

MULTIPLE DWELLING CODE VIOLATION

<u>ORDER NO.</u>		<u>START YEAR PENDING</u>	<u>REPORTED DURING YEAR</u>	<u>REMOVED DURING YEAR</u>	<u>PENDING YEAR END</u>
604	REQUIRES IDENTIFICATION ON DOOR FROM ROOMS OR APARTMENT OPENING ONTO PUBLIC HALLS. SECTION D26-3.1, M.D. CODE	48	135	100	133
605	REQUIRES THE DISCONTINUANCE OF OVERCROWDING. SECTION D26-3.0, M.D. CODE	497	860	653	703
606	REQUIRES THE DISCONTINUANCE OF KITCHEN FOR SLEEPING PURPOSES. SECTION D26-3.0, M.D. CODE	13	38	17	34
607	REQUIRES MAXIMUM OCCUPANCY SIGN BE POSTED WITHIN SINGLE ROOM OCCUPANCY APARTMENT. SECTION D26-3.0, M.D. CODE	42	45	41	46
608	REQUIRES MAXIMUM OCCUPANCY BE POSTED IN INDIVIDUAL SLEEPING ROOMS OF CLASS 8 AND SINGLE ROOM OCCUPANCY ROOMS. SECTION D26-3.0, M.D. CODE	215	781	270	26
609	REQUIRES A REGISTRATION AND OCCUPANCY STATEMENT BE FILED WITH THIS DEPARTMENT. SECTION D26-3.1, M.D. CODE	259	51	75	235
609A	REQUIRES CHANGE IN OWNERSHIP, REGISTRATION STATEMENT BE FILED WITH THIS DEPARTMENT. SECTION D26-3.2, M.D. CODE	731	1,194	1,121	804
609B	REQUIRES A WRITTEN DESIGNATION FOR CHANGE IN MANAGING AGENT OF PREMISES. SECTION D26-3.1, M.D. CODE	170	511	452	229
609C	REQUIRES "LESSEE" TO REGISTER WITH THIS DEPARTMENT. SECTION D26-3.1, M.D. CODE	0	34	12	22
609D	REQUIRES REGISTERED PARTY TO REGISTER CHANGE OF ADDRESS WITH THIS DEPARTMENT. SECTION D26-3.1, M.D. CODE	0	147	56	91
609E	REQUIRES A TRUE REGISTRATION AND OCCUPANCY STATEMENT OF BUILDING. SECTION D26-3.1, M.D. CODE	0	1	1	0
610	REQUIRES POSTED SIGN IN ENTRANCE HALL FOR IDENTIFICATION OF OWNER OR AGENT. SECTION D25-3.2, M.D. CODE	636	2,682	843	2,475

MULTIPLE DWELLING CODE VIOLATION

<u>ORDER NO.</u>		<u>START YEAR PENDING</u>	<u>REPORTED DURING YEAR</u>	<u>REMOVED DURING YEAR</u>	<u>PENDING YEAR END</u>
611	REQUIRES DISCONTINUANCE OF UNLAWFUL COOKING SPACE. SECTION D26-3.4, M.D. CODE	337	507	262	582
612	REQUIRES REMOVAL OF DEVICE WHICH PREVENTS DOOR FROM BEING SELF-CLOSING. SECTION D26-3.5, M.D. CODE	1	20	2	19
613	REQUIRES THE REMOVAL OF THE UNLAWFUL LOUVRED OR SCREENED DOORS FROM ENTRANCE DOORS OF ROOMS OR APARTMENTS. SECTION D26-3.5, M.D. CODE	50	193	121	122
614	REQUIRES THE DISCONTINUANCE OF RENTING ROOMS TO MORE THAN 2 ROOMERS BY PRIME TENANT. SECTION D26-3.7, M.D. CODE	82	175	112	145
614A	REQUIRES THE DISCONTINUANCE OF UNLAWFUL USE FOR SINGLE ROOM OCCUPANCY. SECTION D26-7A.0, M.D. CODE	71	208	114	165
615	REQUIRES UNOBSTRUCTED ACCESS TO EACH REQUIRED MEANS OF EGRESS WITHIN EACH APARTMENT. SECTION D26-3.7, M.D. CODE	45	193	65	173
616	REQUIRES THE PROVIDING OF HOT WATER FACILITIES. SECTION D26-3.10, M.D. CODE	946	26	187	785
617	REQUIRES THE PROVIDING OF HEATING FACILITIES. SECTION D26-3.10, M.D. CODE	1,337	44	335	1,046
618	REQUIRES THE FILING OF YEARLY SPRINKLER TEST REPORT. SECTION D26-3.18, M.D. CODE	717	2,894	2,611	1,000
619	REQUIRES AN ANGLE HOSE VALVE OR SILLCOCK AT EXTREME END OF HIGHEST LINE OF SPRINKLER SYSTEM. SECTION D26-3.18, M.D. CODE	6	14	7	13
620	REQUIRES 10 FEET GARDEN HOSE AND 10 QUART PAIL ON PREMISES FOR TEST OF SPRINKLER SYSTEM. SECTION D26-3.18, M.D. CODE	26	134	36	124
621	REQUIRES IDENTIFYING FLOOR SIGNS BE POSTED. SECTION D26-3.19, M.D. CODE	357	2,484	815	2,026

MULTIPLE DWELLING CODE VIOLATION

<u>ORDER NO.</u>		<u>START YEAR PENDING</u>	<u>REPORTED DURING YEAR</u>	<u>REMOVED DURING YEAR</u>	<u>PENDING YEAR END</u>
622	REQUIRES MANAGER BE PROVIDED FOR CLASS B MULTIPLE DWELLINGS. SECTION D26-6.4, M.D. CODE	43	82	36	89
623	REQUIRES SELF-CLOSING DOORS OPENING FROM APARTMENTS TO PUBLIC HALLS IN OLD LAW TENEMENTS 3 STORIES AND BASEMENT OR LESS IN HEIGHT. SECTION D26-7.2, M.D. CODE	66	713	95	681
624	REQUIRES THE REPLACEMENT OF PLAIN GLASS WITH WIRE GLASS IN APARTMENT DOORS OR TRANSOMS IN OLD LAW TENEMENTS 3 STORIES AND BASEMENT OR LESS IN HEIGHT. SECTION D26-7.2, M.D. CODE	77	199	72	204
625	REQUIRES THE REMOVAL OF PARTITION SASH AND SEALING OPENING OF SAME WITH FIRE RETARDED MATERIAL IN OLD LAW TENEMENTS 3 STORIES AND BASEMENT OR LESS IN HEIGHT. SECTION D26-7.2, M.D. CODE	91	73	44	120
626	REQUIRES THE FIRE RETARDING OF CELLAR CEIL- ING IN OLD LAW TENEMENTS 3 STORIES AND BASE- MENT OR LESS IN HEIGHT. SECTION D26-7.2, M.D. CODE	42	18	11	49
627	REQUIRES AN ADEQUATE SECONDARY MEANS OF EGRESS FOR THE APARTMENTS USED FOR SINGLE ROOM OCCUPANCY IN FIREPROOF TENEMENTS ERECTED BEFORE MAY 16, 1913. SECTION D26-7.3, M.D. CODE	4	0	2	2
628	REQUIRES THE FILING OF A CORRECTED DIAGRAM OR OCCUPANCY STATEMENT WITH THIS DEPARTMENT. SECTION D26-3.1, M.D. CODE	43	208	24	232
629	REQUIRES SIGN ON WALL OF ENTRANCE STORY WHERE OWNER OR JANITOR DOES NOT RESIDE ON PREMISES. SECTION D26-3.2, M.D. CODE	33	219	106	146
630	REQUIRES A NEW CERTIFICATE OF OCCUPANCY FOR CONVERTED DWELLINGS OR TENEMENTS UNTENANTED FOR A PERIOD OF 60 DAYS OR MORE. SECTION D26-3.9, M.D. CODE	1,270	363	299	1,334

MULTIPLE DWELLING CODE VIOLATION

<u>ORDER NO.</u>		<u>START YEAR PENDING</u>	<u>REPORTED DURING YEAR</u>	<u>REMOVED DURING YEAR</u>	<u>PENDING YEAR END</u>
630A	REQUIRES A NEW CERTIFICATE OF OCCUPANCY FOR ANY TENEMENT OR CONVERTED DWELLING VACATED BY THIS DEPARTMENT SECTION D26-3.9, M.D. CODE	15	23	5	33
630B	REQUIRES A CERTIFICATE OF OCCUPANCY BE OBTAINED BEFORE A VACANT OR VACATED BUILDING CAN BE REOCCUPIED FOR LIVING PURPOSES. SECTION D26-3.9, M.D. CODE	6	36	4	38
631	REQUIRES PERMIT BE OBTAINED FOR OPERATION OF ROOMING HOUSE OR S.R.O. BUILDINGS. SECTION D26-3.22, M.D. CODE	1,429	3,496	1,689	3,236
632	REQUIRES ROOMING HOUSE PERMIT BE DISPLAYED ON PREMISES. SECTION D26-3.22, M.D. CODE	25	166	17	14
633	REQUIRES A JANITOR OR RESPONSIBLE PERSON FOR JANITORIAL SERVICE IN MULTIPLE DWELLINGS CONTAINING 9 TO 12 APARTMENTS. SECTION D26-3.23, M.D. CODE	27	101	62	56
634	REQUIRES DISCONTINUANCE FOR UNLAWFUL OCCUPANCY BY CHILDREN UNDER 16 YEARS OF AGE IN CLASS B OR S.R.O. BUILDINGS SECTION D26-3.21, M.D. CODE	154	324	233	245
635	REQUIRES ADEQUATE LIGHTING FACILITIES FOR PUBLIC HALLS AND STAIRS. SECTION D26-3.20, M.D. CODE	324	1,401	560	1,165
636	REQUIRES INCINERATOR WARNING SIGNS. SECTION C26-701.0 ADMIN. CODE	18	182	54	146
637	REQUIRES DISCONTINUANCE OF ROOM USED FOR SLEEPING IN WHICH SPACE HEATER IS NOT PROVIDED WITH AN AIR INTAKE FROM OUTSIDE THE BUILDING. SECTION D26-3.10, M.D. CODE	2	14	7	9
638	REQUIRES TENANT REGISTER ON PREMISES FOR S.R.O OR CLASS B USE. SECTION D26-3.22, M.D. CODE	38	259	49	288

MULTIPLE DWELLING CODE VIOLATION

<u>ORDER NO.</u>		<u>START YEAR PENDING</u>	<u>REPORTED DURING YEAR</u>	<u>REMOVED DURING YEAR</u>	<u>PENDING YEAR END</u>
639	REQUIRES ADEQUATE LIGHTING FOR LAUNDRY ROOM. SECTION D26-78.0, M.D. CODE	2	0	2	0
640	REQUIRES AT LEAST ONE WATER CLOSET ON THE SAME FLOOR FOR ROOMS USED FOR CLASS B OCCUPANCY. SECTION D26-6.1, M.D. CODE	1	953	10	944
641	REQUIRES A WATER CLOSET, WASH BASIN, BATHTUB, OR SHOWER FOR EACH SIX PERSONS OR REMAINDER THEREOF FOR CLASS B OCCUPANCY USE. SECTION D26-6.1, M.D. CODE	0	149	3	146
642	REQUIRES A WATER CLOSET OR WASH BASIN OR BATHTUB OR SHOWER FOR EACH SIX PERSONS OR REMAINDER THEREOF FOR CLASS B OCCUPANCY USE. SECTION D26-6.1, M.D. CODE	1	781	12	770
643	REQUIRES A WATER CLOSET, WASH BASIN, SHOWER OR BATHTUB FOR EACH SIX PERSONS OR FRACTION THEREOF IN EACH APARTMENT USED FOR SINGLE ROOM OCCUPANCY. SECTION D26-7.1, M.D. CODE	3	395	85	313
644	REQUIRES A WATER CLOSET OR WASH BASIN OR SHOWER OR BATHTUB FOR EACH SIX PERSONS OR FRACTION THEREOF IN EACH APARTMENT USED FOR SINGLE ROOM OCCUPANCY. SECTION D26-7.1, M.D. CODE	0	626	58	568
645	REQUIRES DISCONTINUANCE OF ILLEGAL SPACE OR HOT WATER HEATERS. SECTION D26-3.10, M.D. CODE	20	20	1	19

ALTERATION VIOLATIONS

<u>ORDER NO.</u>		<u>START YEAR PENDING</u>	<u>REPORTED DURING YEAR</u>	<u>REMOVED DURING YEAR</u>	<u>PENDING YEAR END</u>
701	REQUIRES THE LEGALIZATION OR RESTORATION OF ILLEGAL ALTERATIONS. SECTION 300, M.D.L.	2,450	2,259	1,186	3,523
702	REQUIRES THE LEGALIZATION OR RESTORATION OF BUILDINGS ILLEGALLY CONVERTED TO MULTIPLE DWELLINGS. SECTION 9, 170, 171, 300, 302, 301 M.D. LAW	490	234	175	549
703	REQUIRES THE RESTORATION OF A FRAME BUILDING ILLEGALLY CONVERTED TO A MULTIPLE DWELLING. SECTION 9, 56, 193, 300, 302, M.D. LAW	322	159	109	372
704	REQUIRES THE FILING OF PLANS AND COMPLIANCE WITH SEC. 67 OF THE MULTIPLE DWELLING LAW FOR HERETOFORE ERECTED EXISTING MULTIPLE DWELLINGS. SECTION 4, 8, 25, 67, M.D. LAW	12	1	5	8
705	REQUIRES RESTORATION OR FILING OF PLANS AND OBTAINING A NEW CERTIFICATE OF OCCUPANCY TO LEGALIZE THE UNLAWFUL ALTERATION. SECTION 300, 301, 302, M.D. LAW	7	594	17	584

TEMPORARY CELLAR OCCUPANCY

850	IS AN INFORMATION ORDER LISTING PARTICULARS OF TEMPORARY CELLAR OCCUPANCY PERMIT. SECTION 216, M.D. LAW	573	510	233	850
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